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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
(ENGLAND) ORDER 2015 (AS AMENDED) SCHEDULE 2, PART 11 CLASS B

### **PRIOR APPROVAL FOR DEMOLITION**

Cohesion Consult Ltd  
Primrose Cottage  
Bedford Road  
Northampton  
Northamptonshire  
NN7 1AD  
FAO: Mr Stuart Ainsley

**APPLICATION No: 4/25/2022/0F1**

**PRIOR APPROVAL APPLICATION FOR DEMOLITION OF CARETAKERS  
COTTAGE  
MILLOM SCHOOL, SALTHOUSE ROAD, MILLOM**

#### **Cumberland Council**

I refer to the above application which has been made under the prior approval procedure for demolition. Cumberland Council, as Local Planning Authority, has determined that **PRIOR APPROVAL IS REQUIRED AND APPROVED** for the proposed demolition subject to adherence to the following planning conditions:

#### Standard Conditions:

1. The demolition/works must be carried out within a period of 5 years from the date of this decision.

Reason

To comply with the requirements of Part 11 Class B.2 (b) (ix) (aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

- Application Form, received by the Local Planning Authority on the 22<sup>nd</sup> January 2025.
- Site Location Plan, Scale 1:2500, Drawing Number: 24015-9020, Revision: -, received by the Local Planning Authority on the 22<sup>nd</sup> January 2025.
- Site Notice, received by the Local Planning Authority on the 22<sup>nd</sup> January 2025.
- Demolition Survey, Prepared by West Coast Surveys November 2024, received by the Local Planning Authority on the 22<sup>nd</sup> January 2025.
- Arboricultural Impact Assessment, Prepared by Bowland Tree Consultancy Ltd June 2023, received by the Local Planning Authority on the 22<sup>nd</sup> January 2025.
- Ecological Survey and Assessment, Prepared by ERAP Ltd Consultant Ecologist October 2024, received by the Local Planning Authority on the 22<sup>nd</sup> January 2025.
- Demolition Method Statement (Amended), Prepared by Hindle Demolition & Plant Ltd, received by the Local Planning Authority on the 12<sup>th</sup> February 2025.
- Risk Assessment, received by the Local Planning Authority on the 10<sup>th</sup> February 2025.

#### Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

#### Pre Commencement Conditions:

3. Demolition must not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority.

The CTMP must include details of:

- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the demolition;
- Cleaning of site entrances and the adjacent public highway;

- Details of proposed wheel washing facilities;
  - The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
  - Construction vehicle routing;
  - The management of junctions to and crossings of the public highway and other public rights of way/footway;
  - Details of any proposed temporary access points (vehicular / pedestrian)
  - Surface water management protection during the Demolition phase
  - Specific measures to manage and limit the impact on the school, including working hours, any special measures to accommodate pedestrians.
- The works at this site must be carried out in accordance with the approved details at all times thereafter.

#### Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

#### Other Conditions:

4. Demolition must be carried out in strict accordance with the approved document 'Demolition Method Statement (Amended), Prepared by Hindle Demolition & Plant Ltd, received by the Local Planning Authority on the 12<sup>th</sup> February 2025'.

#### Reason

To ensure a satisfactory standard of demolition in accordance with Policy DS4 of the Copeland Local Plan 2021 – 2039.

5. Demolition must be carried out in strict accordance with and implement all of the mitigation and compensation/enhancement measures set out in the approved document 'Ecological Survey and Assessment, Prepared by ERAP Ltd Consultand Ecologist October 2024, received by the Local Planning Authority on the 22<sup>nd</sup> January 2025'.

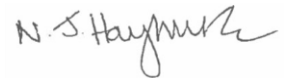
#### Reason

To protect the ecological interests evident on the site in accordance with Policy N1 of the Copeland Local Plan 2021 – 2039.

**Informative:**

During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

Please read the accompanying notice

A handwritten signature in black ink, appearing to read 'N. J. Hayhurst'.

Nick Hayhurst  
Head of Planning and Place  
Inclusive Growth and Placemaking

19th February 2025

## **NOTICE**

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. Appeals must be made electronically. You can find more information online at [www.gov.uk/appeal-planning-decision](http://www.gov.uk/appeal-planning-decision) or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Authority based its decision on a direction given by him/her.

