



Cumberland Council
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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Coniston Consultants Ltd
2 Coniston Close
Workington
CA14 3PL
FAO: Mr Ken Thompson

APPLICATION No: 4/25/2147/0F1

**PROPOSED REPLACEMENT OF EXISTING SINGLE STOREY OFFICE FACILITY
WITH NEW TEMPORARY OFFICE BUILDING FOR A PERIOD OF 5 YEARS
THE ENERGY COAST BUSINESS PARK, HAILE**

Mammoet UK Ltd

The above application dated 22/04/2025 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The modular office building hereby permitted shall be permanently removed from the site by 30 September 2031 and the land restored to its former condition on or before this date in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority, unless prior approval has been sought for its retention.

Reason

The temporary nature of the portacabin building approved on the site is not considered appropriate as a permanent form of development in order to safeguard the amenities of the locality.

2. Permission shall relate to the following plans and documents as received on

the respective dates and development shall be carried out in accordance with them: -

Documents

Cover Letter, dated 13.4.2025 from Ken Thompson.

Design and Access Statement. Ref. MCH/KT/25/DAS, dated 11.04.2025, by Ken Thompson, Coniston Consultants.

Biodiversity Net Gain Statement, ref. MCH/KT/25/BNG, by Ken Thompson, Coniston Consultants.

Plans

Existing Block Plan, scale 1:500.

Block and Location Plan, ref. MCH/KT/25/02, scales 1:500 & 1:1250.

Elevations & Floor Plan, ref. MCH/KT/25/01, scales 1:100 & 1:1250.

Photographs 1,2 & 3 of Existing Building & Site.

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.

External Lighting

3. Details of any external lighting to be installed shall be submitted to and approved in writing by the Local Planning Authority before it is brought into use. The lighting scheme shall be installed in accordance with the approved details and so maintained thereafter.

Reason

To control light pollution in the interests of the visual amenities of the area.

Working Hours

4. There shall be no operational use of the building and storage compound between 19.00 hours and 7.00 hours on any day.

Reason

For the avoidance of doubt and to safeguard the amenities of the locality.

Informative Notes

Contamination

Should any unexpected ground conditions, which could indicate the presence of land contamination (for example unusual colours, odours, liquids or waste materials) be encountered during development work should halt and the Council be notified.

Detailed Emergency Planning Zone (DEPZ)

The property is situated within an area outside the site which, in liaison with Sellafield Ltd and the Office for Nuclear Regulation, special arrangements are made for residents/business premises, this area is referred to as the Detailed Emergency Planning Zone (DEPZ). As a direct result particular attention is paid to ensuring that people are aware of the appropriate action to take in the event of an incident at the Sellafield site. In view of this the applicant/ developer is reminded that liaising with this office is of importance to ensure that their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

Contact Details: emergency.planning@westmorlandandfurness.gov.uk

Webpage: www.cumberland.gov.uk/your-environment/your-community/community-safety/emergencies/chemical-and-nuclear-sites

Biodiversity Net Gain – Exemption

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemption: De Minimis

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

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

Nick Hayhurst
Head of Planning and Place
Thriving Places

14th July 2025

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.