



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

NOTICE OF GRANT OF PLANNING PERMISSION

Mr William King
Plot 5B
Westlakes Science Park
Ingwell Drive
Moor Row
CA24 3HY

APPLICATION No: 4/25/2332/0F1

PERMANENT USE OF SITE FOR STORAGE, CONTRACTOR OFFICES AND CONSTRUCTION TRAINING ACADEMY FOLLOWING TEMPORARY PLANNING PERMISSION REFERENCE 4/23/2251/0F1; AND RETENTION OF CAR PARKING, SECURITY FENCING, AMENDED SITE LAYOUT, ADDITIONAL STORES, WORKSTATIONS & WELFARE UNIT, & ASSOCIATED SERVICES

PLOT 5B, WESTLAKES SCIENCE PARK, INGWELL DRIVE, MOOR ROW

Mr William King

The above application dated 01/10/2025 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:

Standard Conditions

1. Permission must relate to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:
 - Application Form, received by the Local Planning Authority on the 1st October 2025.
 - Proposed Site and Block Plans (Amended), Scale 1:150 & 1:1250, Ref:

P5B-WK-001, Rev: -, received by the Local Planning Authority on the 31st October 2025.

- 20ft ISO Shipping Container Plans, Scale 1:50, Ref: P5B-WK-003, Rev: -, received by the Local Planning Authority on the 1st October 2025.
- 40ft ISO Shipping Container Plans, Scale 1:50, Ref: P5B-WK-002, Rev: -, received by the Local Planning Authority on the 1st October 2025.
- Storage Building Elevation Plans, Scale 1:50, Ref: P5B-WK-004, Rev: -, received by the Local Planning Authority on the 1st October 2025.
- Design and Access Statement (Amended), Ref: DAS-001, Rev: C, received by the Local Planning Authority on the 5th November 2025.
- 40ft Office Shipping Container Plans, Scale 1:50, Ref: P5B-WK-005, Rev: -, received by the Local Planning Authority on the 27th October 2025.
- Welfare ISO Unit & Build Shelter Plans, Scale 1:50, Ref: P5B-WK-006, Rev: -, received by the Local Planning Authority on the 27th October 2025.
- Tool Store & Cement Shelter Plans, Scale 1:50, Ref: P5B-WK-007, Rev: -, received by the Local Planning Authority on the 28th October 2025.
- Existing Site Drainage Plans, Scale 1:150 & 1:1250, Ref: P5B-WK-008, Rev: -, received by the Local Planning Authority on the 31st October 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.

Ecology & Biodiversity

2. Within three months of the decision date of this permission, an implementation and management plan for the biodiversity enhancements outlined within the approved document 'Design and Access Statement (Amended), Ref: DAS-001, Rev: C, received by the Local Planning Authority on the 5th November 2025', must be submitted to and approved in writing by the Local Planning Authority. The enhancement measure must be implemented and maintained as per these approved details for the lifetime of the development.

Reason

To enhance biodiversity in accordance with policies N1 and N3 of the Copeland Local Plan 2021 – 2039.

Other Conditions:

3. The use hereby permitted must only be operated by William King Construction Limited in accordance with the details set out in the approved document 'Design and Access Statement (Amended), Ref: DAS-001, Rev: C, received by the Local Planning Authority on the 5th November 2025'.

Reason

In order to safeguard the amenities of the locality in accordance with DS4 of the Copeland Local Plan.

Informatives:

Highways

Access gates, if provided, shall be hung to open inwards only away from the highway.

Mining Risk

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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 exemptions: Development subject to a retrospective application.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

28th November 2025

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

Nick Hayhurst
Head of Planning and Place
Thriving Places

**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.