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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

**This Permission is subject to a Unilateral Undertaking**

Avison Young  
Central Square  
Forth Street  
Newcastle Upon Tyne  
NE1 3PJ  
FAO: Mr Chris Johnson

**APPLICATION No: 4/25/2411/0F1**

**FULL PLANNING PERMISSION FOR THE ERECTION OF 2NO. BUILDINGS FOR B2 GENERAL INDUSTRIAL AND ANCILLARY OFFICE USE, COMPRISING 6,356SQM GEA FLOORSFACE, ASSOCIATED CAR PARKING, HARD AND SOFT LANDSCAPING, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING AND BIODIVERSITY ENHANCEMENTS ACROSS THE WIDER LECONFIELD ESTATE**

**PLOTS 9 & 12 LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR**

**Cumberland Council**

The above application dated 05/12/2025 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 development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

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.

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

#### Documents

- Application Form, by Avison Young, dated 3/12/2025.
- Design and Access Statement, Part 1 & Part 2, by NORR, dated 4/12/2025.
- Planning Statement, by Avison Young, dated December 2025.
- Biodiversity Net Gain Assessment V4, by Tetra Tech, dated November 2025.
- Biodiversity Net Gain Assessment Metric, by Tetra Tech, dated November 2025.
- Ecological Appraisal, by Tetra Tech, dated November 2024.
- Arboricultural Impact Assessment V5, by Tetra Tech, dated December 2025.
- SuDs Management Plan, BGP, PO7, dated 28 November 2025.
- SuDs Management Plan, BGP, dated December 2024.
- Flood Risk Assessment, BGP, PO7, dated 28 November 2025
- Drainage Philosophy, BGP, PO7, dated 28 November 2025
- LUF-SOL-XX-XX-T-Y-0003\_S240720 Ground Gas Risk Assessment by Solmek,  
- dated 10 January 2025.
- Transport Assessment, by Curtins, dated 15 October 2025.
- LUF-CUR-XX-XX-T-H-0002\_Interim Travel Plan\_A4 - Authorised\_P02 by Curtins dated 15 October 2025.
- Air Quality Assessment, by Millar Goodall, Report No: AQ\_102682-4 V3 dated 17th October 2025.
- LUF-MGL-XX-XX-T-O-2683\_Noise Impact Assessment Report, by Miller Goodall, Report No: 102682-3 V5, dated 27 October 2025
- LUF-OFR-ZZ-XX-T-O-00002\_RIBA Stage 4 Fire Strategy Report - Plots 9 and 12\_A4 - Authorised (MSC)\_P01\_2.pdf, OFR Consultants
- LUF-SOL-XX-XX-T-Y-0001\_Site Investigation Phase 1 Desk Study\_S2 by Solmek, ref S230713, dated October 2024.
- LUF-SOL-XX-XX-T-Y-0002\_Site Investigation Phase 2\_S2, by Solmek,
- Construction Environmental Management Plan (CEMP) by Tetra Tech, ref. 784-B065555, dated January 2026.
- Report to Inform Habitat Regulations Assessment, Stage 1 & Stage 2, by Tetra Tech, ref 784- B065555, dated January 2026.

#### Drawings and Plans

- Site Location Plan, NORR LUF-NOR-09-Z Z-D-A-90000(P)P03

#### Plot 9

- General Arrangement Plan - Level 00 NORR LUF-NOR-09-00-D-A 00001(P)P02
- General Arrangement Plan - Level 01 NORR LUF-NOR-09-01 D-A-00001(P)P02
- General Arrangement Plan - Roof NORR LUF-NOR-09-RF D-A-27001(P)P02
- General Arrangement Plan – Cross Sections NORR LUF NOR-09-ZZ-D-A-00202(P)P02
- General Arrangement Plan – Elevations (North & South) NORR LUF-NOR-09 ZZ-D-A-00102(P)P02 General Arrangement Plan – Elevations (East & West) NORR LUF-NOR-09 ZZ-D-A-00101(P)P02 General Arrangement Plan – Long Sections NORR LUF-NOR-09-ZZ-D-A 00201(P)P02 Access & Maintenance Strategy Plan NORR LUF-NOR-09-ZZ-D-A 68005(P)P02 Access & Maintenance Elevations NORR LUF-NOR-09-ZZ-D-A 68006(P)P01

### Plot 12

- General Arrangement Plan - Level 00 NORR LUF-NOR-12-00-D-A 00001(P)P02
- General Arrangement Plan - Level 01 NORR LUF-NOR-12-01 D-A-00001(P)P02
- General Arrangement Plan - Roof NORR LUF-NOR-12-RF D-A-27001(P)P02
- General Arrangement Plan – Elevations NORR LUF-NOR 12-ZZ-D-A-00101(P)P02
- General Arrangement Plan – Sections NORR LUF NOR-12-ZZ-D-A-00201(P)P02
- Access & Maintenance Strategy Plan NORR LUF-NOR-12-ZZ-D-A-68005(P)P02
- Access & Maintenance Elevations NORR LUF-NOR-12-ZZ-D-A-68006(P)P01
- Landscape
- Existing Site - Construction Area ONE Environments LUF-ONE-ZZ-XX-D-L-0019-P04
- Existing Site - BNG Offsetting Areas ONE Environments LUF-ONE-ZZ-XX-D-L-0020-P01 Landscape Site Plan ONE Environments LUF-ONE-ZZ-XX-D-L-0001-P22 Hard Landscape General Arrangement ONE Environments LUF-ONE-ZZ-XX D-L-0006-P07 Soft Landscape General Arrangement ONE Environments LUF-ONE-ZZ-XX D-L-0007-P12

### Drainage

- Drainage Plan BGP LUF-BGP-09-XX-D-C-09130-C03
- Flood Exceedance Plan BGP LUF-BGP-09-XX-D-C-09102-C03
- Impermeable Areas Plan BGP LUF-BGP-09-XX-D-C-09101-C03

### Reason

In order to ensure that the development shall be carried out in complete accordance with the approved plans

## Pre-commencement Conditions

### Highways

3. The carriageway, footways, footpaths, cycleways, cycle parking (including cycle sheds) etc shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification and the other details requested have been approved. Any works so approved shall be constructed before the development is complete.

Reason:

To ensure a minimum standard of construction in the interests of highway safety.

### Biodiversity Net Gain

4. The development shall not commence until a Habitat Management and Monitoring Plan has been submitted to and approved in writing by the local planning authority.

The Habitat Management and Monitoring Plan shall include the following:

I. A detailed scheme of habitat creation and habitat enhancement works that demonstrate the delivery of a minimum 10% net gain in biodiversity value post development over a minimum period of 30 years.

II. A Phasing Strategy for the delivery of the habitat creation and habitat enhancement works.

III. Planned management activities including details of site-wide aims and objectives.

IV. Details of the persons and organisation(s) responsible for delivery of the habitat creation and habitat enhancement works.

V. The habitat condition targets that form the basis of what the Habitat Management and Monitoring Plan is setting out to achieve.

VI. Details of monitoring methods and a monitoring reporting schedule.

VII. Details of adaptive management approaches.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

5. Within 3 months of the completion of the habitat creation and habitat enhancement works detailed in Habitat Management and Monitoring Plan secured by planning condition 4, a completion report, evidencing the completed

habitat creation and habitat enhancements shall be submitted to and approved in writing by the local planning authority.

#### Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

6. The habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 4 shall be managed and maintained in accordance with the provisions of approved Habitat Management and Monitoring Plan secured by planning condition 4 for a minimum period of 30 years post completion of the habitat creation and habitat enhancement works.

#### Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

7. Monitoring reports demonstrating how the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 4 is delivering on its site-wide aims and objectives and habitat condition targets  
Monitoring reports shall be submitted to the Council during years 2, 5, 7, 10, 20 and 25 post completion of the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 4 unless otherwise stated in the Habitat Management and Monitoring Plan secured by planning condition 4.

#### Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

### Surface Water Drainage

8. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be submitted to and approved in writing by the Local Planning Authority. (Refer to the CDDG Appendix 7 for list of documents and evidence to be submitted) The surface water drainage scheme shall be in

accordance with 'The Non-Statutory Technical Standards for Sustainable Drainage – (NSTS)' or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The drainage scheme shall also be in accordance with the principles set out in the Drainage Philosophy proposing surface water discharging indirectly to Nor Beck. The works shall be constructed, maintained and managed in accordance with the approved details.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution

9. No development shall commence until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason

To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems.

## **Prior to Occupation Conditions**

Drainage

10. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Drainage Strategy Ref: LUF BGP-09-XX-D-C-09130, dated 28/11/2025, Rev C03. No surface water will be permitted to drain directly or indirectly into the public sewer.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

11. Full details of the proposed mounds and associated landscaping, including cross sections and levels in the BNG Off-setting Zone and the Construction Zone shall be submitted to and approved in writing by the Local Planning Authority before

the development is occupied. The approved landscaping details shall be implemented in full and maintained in perpetuity for the lifetime of the development.

#### Reason

To ensure a satisfactory landscaping scheme in accordance with Policy DS5 of the Copeland Local Plan 2021-2039

### **Other Conditions**

#### Highways

12. The development shall be carried out in full accordance with the submitted Construction Environmental Management Plan Rev. 01 (CEMP) (which includes the Construction Traffic Management Plan) dated: January 2026, which sets out the measures for managing construction activities, environmental controls, and traffic management during the construction phase. The CEMP shall be treated as a live document and shall be reviewed, updated and amended as necessary to reflect changing site conditions, working practices, or unforeseen circumstances throughout the construction period.

Any updates to the CEMP shall:

- Remain consistent with the approved principles, objectives and mitigation measures
- Be made available to the Local Planning Authority upon request; and
- Be communicated to all contractors, site personnel and relevant stakeholders, who shall thereafter comply with the updated version.

The developer shall ensure that the current version of the CEMP is implemented and adhered to at all times during the construction phase.

#### Reason

To ensure full compliance with the approved CEMP in the interests of environmental and highway safety.

#### Travel Plan

13. Within 6 months of the development (or any part thereof) opening for business a Final Travel Plan with baseline survey, based on the approved Framework shall be submitted to the Local Planning Authority for approval in writing. This Travel Plan shall identify the measures that will be undertaken to encourage the achievement of a modal shift away from the use of private cars to visit the development to sustainable transport modes.

#### Reason

To aid in the delivery of sustainable transport objectives.

14. Annual monitoring of the Travel Plan shall be undertaken for 5 consecutive years from the baseline survey date. Annual monitoring reports shall be submitted to the Local Planning Authority within 8 weeks of each survey and shall include: survey datasets, analysis of mode share and trips, progress against targets, measures delivered, proposed adjustments, and any remedial actions where targets are not met.

#### Reason

To aid in the delivery of sustainable transport objectives.

#### Trees/ Landscaping

15. The development shall be carried out in accordance with the Arboricultural Impact Assessment, prepared by Tetra Tech, and dated December 2025. All details and mitigation measures outlined in the Arboricultural Impact Assessment shall be implemented throughout the duration of development operations. The development shall thereafter remain in full compliance with the approved document at all times.

#### Reason

To ensure that existing trees are protected in accordance with Policy N14 – Woodlands, Trees and Hedgerows' of the Copeland Local Plan 2021-2039.

16. The approved landscaping scheme (Ref. No. LUF-ONE-ZZ-XXD- L-0001-P22) shall be implemented by the end of the first planting season following substantial completion of the development. Any trees or plants that die, are removed, or become seriously damaged or diseased, within a period of 10 years from the completion of the development, shall be replaced in the next planting season with others of similar size and species, unless written approval is given for a variation.

#### Reason

To ensure an adequate landscaping scheme in accordance with Policy DS5 of the Copeland Local Plan 2021-2039.

#### Contamination

#### Reporting of Unexpected Contamination

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared and be submitted and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

#### Noise from Construction Works

18. Construction activities that are audible at the site boundary shall be carried out only between the following hours. Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holiday. Deliveries to and removal of plant, equipment, machinery and waste from the site shall only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

#### Reason

In the interests of the amenities of surrounding occupiers during the construction of the development.

#### External Materials

19. No superstructure shall be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and retained for the lifetime of the development.

#### Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

## **Informative Notes**

### **Biodiversity Net Gain - Applicable**

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.
- (b) 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Before commencing development, a Biodiversity Gain Plan needs to be submitted and approved by the Local Planning Authority. Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

## **Ecology**

### Ecological Supervision

In order avoid committing a wildlife offence under the Wildlife and Countryside Act 1981 (as amended), the applicant/ developer must employ an Ecological Clerk of Works (ECoW) for the initial clearance works. The ECoW will ensure the avoidance and protection of breeding birds, small mammals, herptiles (if any) and ensure the works adhere to the procedures set out in the CEMP.

### Breeding Birds

All ground clearance works are undertaken outside of the nesting bird season (generally accepted as March to September inclusive). If this is not possible, a nesting bird check undertaken by a suitably qualified ecologist will be required to take place 48 hours prior to clearance works. Once complete, a 48-hour window will allow for the area to be made unsuitable for nesting in the area checked. If these works in the checked area are not completed within 48h, a further inspection may be required. Should an active be identified all works within a suitable buffer of the nesting site must cease until the young have fledged/nesting ends. The size of the buffer will depend on the species of bird and will be confirmed by the ECoW.

## Badgers and Small Mammals

All development work should be carried out with care to avoid badgers and small mammals such as hedgehogs. Contractors should be briefed about the potential presence of hedgehogs and Works should be supervised during initial clearance of the Site to avoid injury to any disturbed individuals. The following precautionary working measures as outlined in the Reasonable Avoidance Measures (RAMS) report (Tetra Tech, 2024i) to avoid accidental harm to badgers and other mammals are required during the construction phase:

- During construction, any trenches, ditches and holes dug on site should either be backfilled overnight, covered, or left with a suitable ramp in place when the site is unoccupied to allow any mammals to escape if they become trapped.
- Any excavations should be checked every morning prior to commencing works to confirm the absence of badgers and other mammals.
- Any pipes stored or being installed on site should be capped to reduce the risk of animals climbing into them.
- Should an active sett be identified during the pre-commencement survey, it should be retained under the final development plan and an appropriate buffer zone should be implemented whereby no construction works can take place. If this is not possible, appropriate mitigation would be required to enable the existing sett to be closed under a licence from Natural England. The standard licence period for badger sett closure is between 1st July to 30th November inclusive in any given year.

## Red Squirrel

A pre-works check of woodland areas for squirrel drey and feeding signs a minimum of three months before works commence see RAMS report (TetraTech, 2024). If red squirrels are found on site, exclusion areas of 50m to drey sites will be applied. The CEMP should include appropriate precautionary working measures of red squirrel.

## Bats

Mitigation for foraging and commuting bats along the woodland boundary adjacent to the eastern boundary is to include a sensitive lighting scheme that avoids light spill in this area and maintains it as a dark corridor. This includes:

- The use of LED warm lights, which have no UV output, therefore attracting fewer insects with warmer colours reducing impacts on bats.
- The inclusion of lux plots during detailed design of the lighting plan, which will show predicted lux level change across the site and demonstrate avoidance of external light spill on the woodland boundary.
- The use of a dimming feature if flood lights are used, working alongside the typical timeclock and photocell, in order to keep lux levels as low as possible during the active bat season (March to September inclusive) between dusk and dawn (when bats are emerging and re-entering roosts and during peak foraging times).

- Keeping the lighting column height as low as possible (<4m) in order to keep light
- directional and below the horizontal line; and
- All external lighting being compliant with the Institute of Lighting Professionals (ILP, 2023) guidance.

### Invertebrates

Reasonable avoidance measures see RAMS report (Tetra Tech , 2024i) for dingy skipper and cinnabar moth caterpillars and foodplants that may be present in different areas of the site are as follows:

- A toolbox talk delivered by an ECoW will cover identification of the cinnabar moth and dingy skipper caterpillars and foodplants.
- Prior to site clearance works, the ECoW will walk the site to identify any of the foodplants within the works area with caterpillars of dingy skipper or cinnabar moth present.
- These plants and any caterpillars will be translocated to a suitable receptor area determined by the ECoW. Prior to site clearance works, the ECoW will collect seed from the food plants of dingy skipper.

### Reptiles

All vegetation clearance is to be undertaken following reasonable avoidance measures see RAMS report (Tetra Tech, 2024i):

- Where clearance of grassland is undertaken this should be preceded by a fingertip search by the ECoW.
- Contractors must adhere to precautionary methods such as storing materials off the ground and capping any open excavations and dismantling any piles of rubble by hand.
- If any reptiles are found during the works period, they should be allowed to escape unharmed, and an ecologist contacted for advice. If numerous reptiles are found works should cease and methodology be re-evaluated.

The above precautionary methods should be detailed within the CEMP.

### Great Crested Newt (GCN)

Precautionary working methods are recommended during the construction phase to avoid harm to GCN and common amphibians.

Measures recommended as outlined in the RAMS report (Tetra Tech , 2024i) include:

- Timing works to minimise any potential impacts pre- and during construction;
- Site clearance (such as removal of brush piles or vegetation) should ideally be undertaken between April and October (or in temperatures above 5oC) when amphibians are active (bearing in mind that a nesting bird check will be required);
- All further vegetation clearance to be undertaken under the supervision of an

experienced ecologist (under a ECoW) who will give a detailed Toolbox Talk prior to the start of each working day.

- Immediately prior to site clearance works, an ECoW should finger-tip search and check all of the refugia and sheltering places for animals. This will then be followed by the removal of the refugia under the supervision of the ECoW.
- The methods of vegetation removal include a directional two-stage cut (working towards retained habitats on and beyond the site boundaries to maintain connectivity) where a fingertip search by the ecologist will be conducted prior to both cuts.
- The first cut should be to a height of approximately 15 cm with the second cut to take down to ground level.
- Any existing soil / brash / log piles acting as potential hibernacula should be removed under supervision of the ecologist. Any pipes stored, or installed on-site, with a diameter of greater than 200mm should be inspected and covered or capped at night to reduce the risk of animals becoming trapped inside.

All precautionary measures should be captured within the site's CEMP.

### Invasive Non-Native Species (INNS)

General precautionary measures to prevent the introduction and spread of INNS should be undertaken as outlined in the INNS assessment and management plan and RAMS report (both by TetraTech in 2024).

Toolbox talks should be conducted prior to works to ensure the contractors are aware of the potential for invasive species on site. Best working methods, including pollution prevention methods, should be outlined in the CEMP to limit the spread of invasive plant species.

In the even an INNS is identified; findings should be reported to the ECoW. If present, a specialist contractor should be contacted and the INNS left undisturbed and cordoned off with an exclusion zone of at least 3m. This buffer is to be extended to 7m for Japanese knotweed.

Monitoring results are to be programmed to be submitted to the council. These should include evidence demonstrating how BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The development shall be carried out in accordance with the approved plans.

## **Coal**

### 1 - Ground Investigations and groundworks

Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Mining Remediation Authority since these activities can have serious public health and safety implications. Such activities could include

site investigation boreholes, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action. Application forms for Mining Remediation Authority permission and further guidance can be obtained from: [www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property).

## 2 - Requirement for Incidental Coal Agreements

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Mining Remediation Authority. Further information regarding Incidental Coal Agreements can be found [www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements](http://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements).

## 3 - Shallow coal seams:

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

## Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development Team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

## **Drainage**

### SuDS

Where SuDS are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

## United Utilities (UU) – Drainage

To discuss their drainage proposals the applicant/ developer should contact our Developer Services team by email at [SewerAdoptions@uuplc.co.uk](mailto:SewerAdoptions@uuplc.co.uk)

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

Management and maintenance of Sustainable Drainage Systems (SuDS) - Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area, including the performance of the public sewer network (where the two systems interact). Therefore, where SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance.

When considering their drainage proposal, it is the applicant's/ developer's responsibility to investigate the existence of any infrastructure that might impact their detailed design. This includes water, wastewater, operational and/or abandoned pipelines. United Utilities will not routinely carry out this assessment when reviewing drainage proposals submitted within a planning application. Where infrastructure exists, the drainage design must comply with the relevant United Utilities guidelines and/or Building Regulations. Further information is available on our website: Working near our pipes - United Utilities. Failure to consider existing infrastructure when designing a drainage proposal may result in the applicant having to redesign proposals at a later date

## United Utilities' Property, Assets And Infrastructure Water Main

A water main **\*\*crosses / is located in the vicinity of\*\*** the site. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: Working near our pipes - United Utilities. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

Based on the information currently available, it is unclear whether sufficient distance is provided between proposed development features and our water asset(s). We recommend the applicant/developer contacts our Water Developer Services team to ensure existing water assets, along with our required access widths, can be accommodated in the proposed layout.

**++**It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout. It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed

layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site. Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 5.0 'Contacts'.

The UU Appendix referred to in the text (UU Informative) will be attached separately to the decision notice.

## **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



**Iain Fairlamb**  
Service Manager for Development and Implementation  
Thriving Places

18<sup>th</sup> June 2026

**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](mailto: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.