



CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2044/0F1	
2.	Proposed Development:	REFURBISHMENT AND EXTENSION OF EXISTING TWO STOREY BUILDING FOR COMMUNITY USE; CREATION OF NEW PUBLIC REALM; CONSTRUCTION OF TWO NEW SINGLE STOREY BUILDINGS FOR COMMERCIAL AND COMMUNITY USES; AND FORMALISATION OF ADDITIONAL PARKING SPACES TO SERVE THE PROPOSED COMMUNITY BUILDING	
3.	Location:	RED LION HOTEL, 2 MARKET PLACE, EGREMONT	
4.	Parish:	Egremont	
5.	Constraints:	ASC Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	Yes
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location	This Application Site relates to the former Red Lion site located within the centre of	

Egremont. The Application also encompasses part of an existing building and land to the north of the former Red Lion site.

The Site formerly included the address of 2-5 Market Place, however these properties were demolished in 2020. The Site is currently cleared but overgrown and is enclosed by hoardings.

The Application Site covers an area of 2460 sq meters.

The Site is located within the Town Centre and fronts onto Market Place. It is bounded to the north and south by a mix of commercial and residential properties, with Beck Green car park and a residential area to the east.

The Application Site is located within the Egremont Conservation Area.

The nearest Listed building (War Memorial – Grade II Listed) is located 14.4m to the west of the Site. The Church of St Mary and St Micheals, a Grade II Listed Building, is located 40m to the south of the site, and 45 Main Street, also Grade II Listed, is located 31m to the north east. Egremont Castle, a Grade I Listed Building, is located 123m to the south west of the Site.

The Application Site is located within Flood Zone 1, and as such has a low probability of flooding.

The Application Site is not located within a river catchment affected by nutrient neutrality.

There are no Public Rights of Way on the Application Site.

Directly Relevant Planning Application History

4/88/0506/0 – Conversion of ground floor to restaurant – Approved.

4/89/1090/0 – Alterations to bar and restaurant and cellar extension – Approved.

4/98/0630/0 – Change of use to cold food (sandwich) production facility – Approved.

4/91/1087/0 – Conversion of 2nd floor and attic floors to flat and alteration to shop – Approved.

4/05/2084/0 – Change of use from taxi office to craft shop – Approved.

4/06/2809/0 – Conversion of upper floors and rear workshop builds to create 7 residential units and retaining ground floor shop premises – Approved.

4/08/2036/0 – Proposed alterations to existing shop front – Approved.

4/11/2003/0F1 – Extensions & alterations to create five flats & three houses and sub-division of one shop to create two – Approved.

4/11/2489/0F1 – Installation of solar photovoltaic panels – Approved.

4/16/2195/0F1 – Change of use of alterations and extension to provide 2 ground floor shop



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units, 4 one bed and 1 two bed flats, 3 two bedroom houses and 5 car park – Approved.

Proposal

The Application has been submitted by Cumberland Council and forms part of the Egremont Boardlands Projects.

The proposal seeks to erect two new modern buildings within the Site frontage for commercial and community use. Each building will be finished with metal shingle cladding.

The larger of the two buildings will measure 15.6m x 7.6m, with a monopitched roof benefitting from an overall height of 7.2m. This building will be utilised as a café with a seating area, kitchen and toilets which will be open to the public.

The second building will form a small business unit with toilet, office space, tea point. The building will measure 7.2m x 6m, with a monopitched roof benefitting from an overall height of 5.5m.

The front of the Site will also be enclosed by a timber colonnade with flat green roof which will extend the full width of the Site extending 10.2m into the land, encompassing the two buildings and providing a covered walkway through to the public open space.

The Application also includes part of an existing two storey building located to the north of the Site. The ground floor of this building is accessed via small doors to the north and east elevation and comprises a large open space partitioned off to smaller cellular units. The first floor of the building is a single room, formally accessed via an external staircase which has now been removed. An area of flat roof is retained to the east of the building, making the footprint of the first floor smaller than the ground floor.

The proposal seeks to utilise this existing building as a Community Building. The proposal will utilise much of the footprint of the existing building, however a modern extension is proposed to the eastern end of the building to create more useable space within the second floor of the building. The extension will extend 9.7m from the existing building and will extend along the east of the building by a maximum of 8.3m. The development will benefit from the monopitched roof, with a minimum height of 7m and an overall height of 8m.

Internally the proposal will create a multi-use space, stores, toilet/changing facilities and an entrance area within the ground floor of the building. Within the first floor of the building the proposal will create four studio/workshop spaces, a toilet and a kitchenette. The proposal will also include the installation of a lift. Externally the proposal will be finished with render, aluminium windows and doors, and aluminium panels. The roof of the building will accommodate rooflights and a PV array.

Within the north east of the Site, adjacent to the proposed community building, there is an area currently utilised for parking. As part of this Application it is proposed to formalise this parking area, creating four parking spaces (with two accessible spaces) for use of the

proposed Community Building.

The rear of the application site will be developed into a public open space.

The proposed new public space will benefit from two different character areas. To the west of the Site, adjacent to the proposed frontage buildings, the space will be open to allow the café to spill into the area and provides space for temporary events to be held. The east of the Site, adjacent to the community building, will include an interactive play garden, providing seating, planting and informal play areas.

Consultation Responses

Egremont Town Council

18th March 2026

Councillors welcome and support this application.

8th April 2026

Councillors are in support of the enhancement of the site.

Cumberland Council – Highway Authority & Lead Local Flood Authority

16th March 2026

The Local Highway Authority and Lead Local Flood Authority can confirm that we have no objections to the proposal, we would however recommend that the following conditions are included in any consent you may grant: full details of surface water drainage scheme, submission of a construction traffic management plan, and detailed scheme for cycle parking.

30th March 2026

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that the response made previously should still apply.

United Utilities

Noting this is a Full application, we request that the applicant provides a detailed drainage plan, and that United Utilities has the opportunity to review and comment on this plan prior to determination of this application.

Should planning permission be granted without the provision of this information we request the following condition is attached to any subsequent Decision Notice: details of a detailed surface water and foul water drainage scheme.

Cumberland Council – Environmental Health

5th March 2026

There are no objections to this proposed development from Environmental Health.



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We would comment on the following:

Contaminated land

The site is not mapped as being potentially contaminated land.

A Factual Ground Investigation Report has been submitted in support of this application and it returned no unexpected or adverse findings.

Drainage

There is a combined public sewer to hand.

It is noted that there are numerous trees proposed to be planted around the public realm space.

The developer should be aware of possible future tree root ingress to any nearby drainage system and consider a mindful planting regime and / or the use of root barriers between trees and drainage systems.

Construction Environmental Management Plan (CEMP)

The Ecology Team has suggested a condition for a CEMP prior to any works starting and Environmental Health would support this request.

We would also request that construction works are limited to agreed hours.

Artificial Lighting (External)

A sensitive artificial external lighting scheme is referenced in the submission though no specific details are given.

This could be conditioned, given that the site is also within the Egremont Conservation Area.

The following conditions and advice are therefore suggested: artificial lighting, and noise from construction works.

7th April 2026

There are no objections to the amendments from Environmental Health, and no further comments than those previously made on 05.03.26 which should still apply.

Cumberland Council – Conservation Officer

10th March 2026

Description: This is a mostly cleared site that was, until early 2020, occupied by the former Red Lion public house (2 Market Place), 3 Market Place and 4 Market Place. These buildings were likely late-17th century (i.e. post-Restoration) or 18th century, but may have had earlier origins. Equally, they may have been substantially rebuilt in the 19th century. The Market Place was developed properly in this area following the granting of a market charter in 1266.

An engraving of 1739 appears to show the buildings in more or less their final arrangement

as of 2020, with colonnaded fronts where wares could have displayed for market.

Development along Market Place and Main Street took the form of burgage plots, long, narrow strips running back from the street, with the frontage developed. These were mostly established by the 14th century, suggesting the basic pattern of land parcels, which was lost here when the buildings were demolished, is at least 700 years old.

Likely late-17th or 18th century, it is also possible that 2, 3 and 4 Market had been constructed using masonry taken from the Castle, which had been in a ruinous state since at least the 15th century.

Conclusion: No objection

Assessment:

- Principle
 - I'm supportive of the proposal to put this site back into use. The removal of the buildings that were formerly here in 2020 opened up a significant gap in the frontages adjoining Market Place, having a significant adverse impact on the conservation area, as well as entailing the total loss of the buildings themselves.
- Site frontage
 - The new proposal is shown as an attractive, interesting, high quality architectural solution that cleverly integrates historic references (the colonnade) in a functional and aesthetic way, providing a light-touch but coherent frontage to the site. This is an achievement, as the frontage is long and solutions could easily have been either monolithic or lost in the space. This solution balances solidity, transparency and openness in a way that strikes me as attractive, practical and inherently civic in character. I also like the materiality proposed in the site front elevation render, which has the boldness to assert a character of its own (metal shingle cladding) but does so in the service of the overall scheme.
- Site interior / public realm / landscaping
 - The open interior part of the scheme appears both attractive and practical, having a clear link to the buildings at the front, which will be provided with spill-out space that is well connected with the Market Place, a formerly civic space that has been almost entirely given over to traffic and parking.
 - It additionally provides a more gardened area that is designed to allow performances. These open spaces tie together the buildings around them.
 - I question whether a pedestrian link from the east of the site to provide access to Beck Green car park would contribute to its functionality, but appreciate there may be security and management issues with this. At any rate, the pedestrian



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access around the end of the new extension into the car park is not long.

- Community space at north of site
 - Existing building appears to be of 20th century origins. It appears to have been constructed in two phases. I would view the taller part, with the large metal-framed windows, as having a small amount of heritage value as an example of an apparently mid-twentieth century industrial building. I would not view the single-storey section as having any heritage value.
 - The refurbishment retains the industrial character of the taller section, which I think is to its advantage, while bringing it back to life by connecting it properly with the new public square being created, and augmenting it with a new extension that provides an opportunity to integrate WCs, plant, stores etc. needed for the multi-use space.
 - Upstairs, this affords an opportunity to provide studios and workshops that will be of benefit to the people of Egremont.

Summary:

- This is a high quality solution that establishes a clear sense of place, marrying complementary practical functions with attractive design.
- I do not anticipate any harm to the heritage values of the conservation area or surrounding heritage assets, whose settings will be affected.
- Conversely, I anticipate considerable enhancement both functionally and practically to the Market Place.

9th April 2026

No additional comments to make on this application.

Cumberland Council & Westmorland and Furness Council – Historic Environments Officer

I am writing to you concerning the implications of the above application on the historic environment.

Our records indicate that the site lies in an area of archaeological potential in the historic core of Egremont. Documentary evidence shows that the centre of town was established from at least the end of the 12th century and that the market, on which the site is located, received its charter in 1267. The site of the 12th century predecessor of the existing parish church and the medieval castle are located nearby. Furthermore, medieval remains were revealed during an archaeological investigation at the nearby Co-Op. It is therefore considered likely that buried archaeological assets of local significance survive on the site and that these would be disturbed by the construction of the proposed development.

Consequently, I recommend that, in the event planning consent is granted, the construction

ground works of the proposed development should be subject to a programme of archaeological monitoring and recording. This monitoring and recording should be carried out during the course of the development (a watching brief) and should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a condition in any planning consent.

National Amenities Society

No comments received.

Natural England

No comments received.

Cumberland Council – Ecology Team

Suggested Planning Conditions

Construction Environmental Management Plan (CEMP)

A CEMP should be produced to detail the procedures for protecting the environment during construction to address the following points (but not limited to):

- Pollution prevention control
- Dust mitigation
- Impaction of habitats
- Species protection during construction (see below)
- A sensitive lighting scheme for bats and other wildlife

Breeding Birds

Works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present. It should be noted that some bird species nest all year round. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

Small Mammals

All development work should be carried out with care to avoid small mammals such as hedgehogs. Contractors should be briefed about the potential presence of small mammals and should adopt the following precautionary method of works:

- All work must take place during daylight hours.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be



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no greater than of 45 degrees in angle. Ideally, any holes should be securely covered.

- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.
- Stored materials should be raised (i.e. stored on pallets) in order to ensure that wildlife such as hedgehogs do not shelter in the piles.

Bats

A bats-specific lighting scheme will be designed for use during construction and operation to minimise light impact. This should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023).

Biodiversity Net Gain

No development hereby permitted shall commence until:

- a) A Habitat Management and Monitoring Plan (HMMP) in place for 30 years is submitted to and accepted by the council.
- b) 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.

BNG Informative

The effect of paragraph 13 of 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 on 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 break of planning control.

Council Arboricultural Consultant

10th April 2026

DESCRIPTION OF PROPOSAL

Refurbishment and extension of existing two storey building for community use, creation of new public realm, construction of new single storey building for commercial and community uses.

DISCUSSION

Following our site visit, we have the following comment/observation to make on the proposed development.

Trees are growing off-site at the south-eastern corner and along the southern property boundary. The proposal is to create a landscaped public space in this area of the site, so the trees are unlikely to be impacted by the proposed development.

The applicant has not submitted an Arboricultural Impact Assessment or proposed landscaping plan.

RECOMMENDATIONS

We recommend attaching a condition to any planning permission requesting the applicant submits the following prior to development of the site: landscaping scheme.

20th April 2026

Given the nature of the development, I don't think we need an Arboricultural Impact Assessment. However, I've recommended attaching a planning condition for a detailed landscape plan.

Crime Prevention Officer

24th March 2026

I wish to offer the following comments, which I have considered from a crime prevention and community safety perspective. Item 7.2.1 of the published Design, Access and Heritage Statement makes reference to Policy DS 4, but I can find no relevant information that indicates how crime prevention measures shall be incorporated into this development, or includes detail as outlined under 6.4.6 of the Local Plan 'Designing out crime'.

From my interpretation of the accompanying drawings, I have highlighted several issues below, which the Applicant should address to be able to demonstrate compliance with Council Policy:

Illustrative Masterplan

- Site perimeter treatments – construction and dimensions of boundary treatments to obviously define the space and to clarify if it is intended that invited access to the Public Realm shall be withdrawn outside 'business' hours. If so, how unauthorised entry shall be enforced



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- Provision for secure cycle parking

Planting Strategy

- Choice, location and density of new species to ensure that views do not become obstructed, nor the effects of artificial lighting impeded as shrubs and trees mature
- Lifting the canopies of various existing trees on the site
- Lifting the canopy on the 'existing' Lime tree in Main Street (to enhance views towards the primary entry and frontage)

Design, Access and Heritage Statement – Item 4.0 Public Realm design principles & Item 7.2.2 (National Planning Policy Framework)

- There is no information to indicate how this space shall be monitored or casually supervised outside 'business' hours. Public Realm must be perceived as being 'safe' to encourage legitimate activity:
(Views from the closest surrounding dwellings will be significantly obscured).

National Planning Policy Framework

135. Planning policies and decisions should ensure that developments:

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

[CBP-10598.pdf](#)

[safer-parks-conference-report-june-2023-final.pdf](#)

Proposed Frontage Building Elevations

- Specification of new aluminium framed doors and ground floor windows to resist forced entry and malicious damage (I recommend the deployment of all exterior doors and windows, certified to LPS 1175 AR1 as a minimum standard)
- Presence of laminated glazing (BS EN 356:2000 P2A) in all glazed elevations to resist malicious damage – or consider the deployment of 'Hammerglass'TM
- Avoid or mitigate against features that can be exploited to assist access to flat roof – i.e. Frontage Building (presence of sustainable energy technologies and potential point-of-entry for burglary)

Design, Access and Heritage Statement

- Item 5.16 – Lighting Strategy – a sensitive lighting scheme to exhibit high Uniformity and suitable CRI values, whilst protecting nocturnal wildlife and ‘Dark Skies’ attributes. Bollard lighting is not suitable for space illumination and should be deployed for way-finding purposes only. Bollard and feature uplighters are more vulnerable to malicious damage

Institution of Lighting Professionals [FR-ILP-Lighting-against-Crime-2025.pdf](#)

Proposed Community Building Ground Floor and First Floor Plans

- Robust internal access controls to separate publicly accessible spaces from stores / plant / staff change rooms etc.
- Secure storage for staff personal belongings
- Casual supervision of the WC’s to deter misuse
- Noted bin store in front elevation at Main Street. To be kept secure when not awaiting collection to prevent exploitation as climbing aid or source for arson

Other Appropriate Security Measures

- Presence and configuration of an intruder alarm system(s) – If Police attendance is required, the equipment and appointed Alarm Receiving Centre must be compliant with National Police Chiefs’ Council Security Systems Policy.
[Police Requirements & Response to Security Systems](#)
- Avoidance of storing cash on premises overnight or presence of Insurance Approved safe(s) certified to BS EN 1143-1:2019 or LPS 1183
- Presence and configuration of CCTV, observing external and internal communal spaces (Image Standard and compliance with GDPR legislation issues to address). The Client must be involved in the preparation of a suitable CCTV ‘Operational Requirement’ document and not merely rely on an appointed contractor to design, implement and commission a scheme that may not be fit-for-purpose
- Emerging Crime Trends – The DAHS describes the presence of sustainable energy technology in the form of photovoltaic panels and air source heat pumps. Crime trends occurring nationally reveal the theft of these items – invariably during the construction stage. I therefore recommend the deployment of a proprietary Property Marking product (e.g. a covert forensic fluid) to uniquely identify true ownership of this equipment. Consideration must also be given to the deployment of lockable cages for ground mounted components

I shall be pleased to advise on any crime prevention queries arising from this application.

27th April 2026

My initial response raised concerns that the previously published information did not provide



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sufficient detail as to how this development would be resistant to criminal and anti-social activity.

From my interpretation, the proposed site would be susceptible to ASB due to two particular factors:

- Limited opportunities for casual supervision from existing surrounding buildings (i.e. the lack of a 'Capable Guardian' that could at least notice that unacceptable behaviour was occurring)
- Unrestricted access to the site from a choice of directions

(Highlighting Egremont Castle as the local equivalent where ASB has been occurring due to these circumstances).

The 'Designing Out Crime Response' acknowledges each of the points I have raised - and demonstrates that these issues shall be addressed, which will:

1. Encourage legitimate activity throughout the 'business' day and beyond (e.g. provision of social and community events into the evenings)
2. Ensure natural surveillance opportunities around the site are optimised (landscaping and exterior lighting schemes)
3. Gather image evidence of unwelcome activity (presence of CCTV)
4. Buildings resistant to crime and malicious damage (as detailed in Items 7, 10 – 16, 18 & 19 of the Response) – the Applicant may still consider achieving 'Secured by Design' accreditation by implementing Items 8 & 9, i.e. deployment of doors, windows, glazing and locking devices certified to a recognised security standard

I trust this response is of value. I shall be pleased to advise on any crime prevention queries arising from this application.

Public Consultation

This application has been advertised by way of a site notice, press notice, and neighbour notification letters issued to 20 properties.

No responses have been received to this statutory notification period.

Public Reconsultation

Following the receipt of amended information for the application and an amendment to the application description a reconsultation was undertaken for all neighbouring properties previously consulted on the application.

No responses have been received to this statutory notification period.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021 – 2039 (LP)

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

The following policies are relevant to this proposal: -

Strategic Policy DS1 - Settlement Hierarchy

Strategic Policy DS2 – Settlement Boundaries

Policy DS4 – Design and Development Standards

Policy DS5 – Hard and Soft Landscaping

Strategic Policy DS6 - Reducing Flood Risk

Policy DS7 - Sustainable Drainage

Policy DS8: Soils, Contamination and Land Stability

Strategic Policy E1 - Economic Growth

Strategic Policy E2 – Location of Employment

Strategic Policy R1: Vitality and Viability of Town Centres and Villages within the Hierarchy

Strategic Policy R4 – The Key Service Centres

Strategic Policy SC1 - Health and Wellbeing

Policy SC5 - Community and Cultural Facilities



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Strategic Policy N1 – Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N3 - Biodiversity Net Gain

Strategic Policy N6: Landscape Protection

Strategic Policy BE1 – Heritage Assets

Policy BE2 – Designated Heritage Assets

Policy BE3: Archaeology Policy

Policy BE4 – Non-Designated Heritage Assets

Strategic Policy CO4 – Sustainable Travel

Policy CO5 – Transport Hierarchy

Policy CO7: Parking Standards and Electric Vehicle Charging Infrastructure

Other Key Material Planning Considerations

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Cumbria Development Design Guide (CDDG)

The Cumbria Landscape Character Guidance and Toolkit (CLGC)

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Planning (Listed Building and Conservation Areas) Act 1990 (PLBCA)

Assessment

The key issues raised by this application relate to the principle of the development; development of town centre and community facilities; scale, design and impact of the development; heritage; highway safety; flood risk and drainage; ecology; and biodiversity net gain.

The application has been submitted by Cumberland Council. Under the Council's Scheme of Delegation planning applications submitted by or on behalf of the Council only need to be reported to the Planning Committee for determination where representation has been received objecting to the development on material planning grounds. As no objections have been received to the application from any statutory consultees or members of the public, it was determined by the Chair and Vice Chair of Planning Committee and the Service Manager for Development and Implementation, at the Committee Agenda Setting Meeting that this application could be determined at Officer Level Under Delegated Powers.

Principle of Development

Egremont is identified in Strategic Policy DS1 as a Key Service Centre due to it providing a wide range of services, including convenience and comparison stores, employment opportunities, schools and healthcare. Egremont also acts as service hubs for nearby villages. It is stated that the focus for development in Key Service Centres will be for town centre developments, employment development and medium scale housing extensions, windfall and infill development.

The settlement boundary for Egremont is defined in Strategic Policy DS2. The Application Site is located within the Egremont settlement boundary. It is stated that development within the defined settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise.

Strategic Policy R4 of the Copeland Local Plan states that development which supports the roles of Cleator Moor, Egremont, and Millom as the Key Service Centres, strengthens and diversifies their offer and improves vitality and viability will be encouraged, particularly where it: provides improvements to public realm and signage, including through the provision of public greenspace and landscaping where appropriate; and protects and enhance the special character and appearance of Conservation Areas within town centres designated for their special architectural or historic interest.

The proposal seeks to redevelop a key vacant site within the centre of Egremont. The redevelopment of this dilapidated site will introduce a mixed use within the Town Centre providing a community building, new commercial units, and a public open space. The proposal therefore complies with the type of development which is permitted within Egremont.

As such the redevelopment of this Site is considered acceptable in principle subject to site specific issues.

Development of Town Centre & Community Facility

The NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

Strategic Policy R1 of the Copeland Local Plan seeks to enhance the vitality and viability of town centres and villages identified in the settlement hierarchy by working with partners and applicants to support a network of healthy, vibrant and resilient town centres, comprised of a diverse range of retail, residential, leisure and other main town centre uses, that can effectively respond to change. This policy also seeks to support regeneration projects, refurbishment of buildings and public realm improvements within the retail hierarchy.

Strategic Policy SC1 promotes health and well-being in Copeland by supporting a range of new development types that: improves health, social and cultural wellbeing; creates mixed



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communities through new or improved developments that are located in areas with access to key services to reduce social isolation and create community resilience; and implements the policies within the Local Plan that promote active travel and protect or deliver new open spaces, sports, cultural and community facilities.

Policy SC5 of the Copeland Local Plan states that proposals for new community facilities will be supported in principle and developments must be located within a settlement boundary identified within the hierarchy unless the proposal is for a specific activity that required a location that cannot be accommodated within a settlement, be accessible by sustainable transport modes where possible, be of a scale appropriate to its surroundings, ensure adequate parking is provided, ensure the development does not cause unacceptable harm on residential amenity, and ensure that biodiversity conservation interests would not be harmed as a result.

The Site is located within a prominent position within the Egremont Town Centre. The Site has been vacant for a number of years following the demolition of several dilapidated properties. The Site is currently enclosed by hoardings, however it is overgrown and an eyesore for the town. The proposal will regenerate the Site and create significant public realm improvements within a key location. The introduction of a mixed-use facility will enhance the vitality of the Town Centre creating a greater range of retail, community and leisure facilities for the local community.

It is therefore considered that the proposal to redevelop this Site complies with Policies R1, SC1 and SC5 of the Copeland Local Plan and the provisions of the NPPF.

Scale, Design, and Impact of the Development

Policy DS4 of the LP requires all new development to meet high-quality standards of design. These standards include: create and enhance locally distinctive places, use good quality materials that reflect the local character, include high quality and useful open spaces, adopt active travel principles, create opportunities for social interaction, comprise effective use of land whilst maintaining amenity and maximising solar gain.

The proposal seeks to extend an existing building to the rear of the Site and to create a new frontage development through the construction of two new units enclosed by a timber colonnade.

The proposed new frontage development will fill the width of the plot between the retained buildings on either side of the Site. This part of the development will therefore reinstate the frontage and built form of the Site. The development is considered to be of a modest scale given the previous use of the Site. Whilst this element of the development is more modern than the surrounding traditional properties, this will create a juxtaposition between the old and the new. The proposal is considered to create a point of interest within a key position within the Town Centre.

The design and materials have been chosen to have minimal impact on the surrounding

streetscene, however given the prominent position of this Site and the modern appearance, full details of the proposed materials will be secured by an appropriately worded planning condition.

The refurbishment and extension of the proposed community building to the rear of the Site is also considered to be of a scale and design which reflects the scale and character of the existing building and those within the surrounding area. Whilst the extension is more modern in design than the existing structure the development is not considered to be over dominant or overbearing within the overall streetscene. The proposal will reintroduce a use to the existing building which is in close proximity to a number of residential properties, however the proposal has been designed to ensure all internal usable spaces overlook the proposed public space. The windows facing over the residential properties are already existing however these have now been designed to serve internal walkways and stairways to limit the potential for overlooking for the development. Concerns were raised with the agent regarding the use of the external space to the north of the building, however it has been confirmed that this space is to create a vehicle free buffer around the proposed entrance for the community building and will not be utilised as a spill out for activity associated with the building. This will be secured by condition to protect existing residential amenity.

The creation of a new public space is considered to be a positive addition to the Site. The public space will have a number of different uses, including a play space and spill out areas from the proposed community and commercial buildings. Whilst this will introduce more users to the rear of the site adequate separation distances are retained with neighbouring residential properties ensuring the development does not have an adverse impact on residential amenity.

No objections have been received from the Council's Environmental Heath Team for this application subject to conditions relating to external lighting and construction hours.

No objections have been received from any neighbouring properties.

Policy DS4 of the LP also states that developments must incorporate measures to design out crime and reduce the fear of crime, taking into consideration secured by design principles.

Following initial comments from the Designing Out Crime Officer extensive discussions were undertaken with the agent and a detailed response has been provided addressing previous concerns. This response provides additional commentary on several matters including boundary treatments, landscaping, lighting, operation hours, and security standards. Based on these discussions it was determined that conditions will be utilised to secure further details of the proposed materials, external lighting scheme, CCTV scheme, and landscaping scheme for this development. Based on this the Designing Out Crime Officer has offered no objection to the proposed development.

Subject to the inclusion of the conditions outlined above, it is considered that the proposal complies with Policy DS4 of the Copeland Local Plan and provisions of the NPPF.



Cumberland Council

Heritage

Strategic Policy BE1 and BE2 of the Copeland Local Plan seek to protect or enhance heritage assets and their setting. Proposals that better reveal the significance of heritage assets will be supported in principle.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, states that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area.”

Paragraph 139 of the National Planning Policy Framework (NPPF) asserts that “Development that is not well designed should be refused”.

NPPF para. 210 states that “In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...”

NPPF para. 212 states, in the case of designated heritage assets, “great weight should be given to the asset’s conservation”, irrespective of whether potential harm is substantial, less-than-substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 208).

Paragraph 216 of the National Planning Policy Framework (NPPF) states the effect on the significance of a non-designated heritage asset should be taken into account when making decisions.

Opportunities should be sought for new development within conservation areas and the settings of heritage assets that enhances or better reveals their significance. (para. 219)

Referring to assets in a conservation area, NPPF para. 220 states that loss of an element that makes a positive contribution to a conservation area should be treated as either substantial (under para. 214) or less-than-substantial harm (under paragraph 215).

The Council’s Conservation Officer has reviewed this application and has offered no objections to the proposal. He has confirmed that the proposal is a high-quality solution that establishes a clear sense of place whilst incorporating practical functions with attractive design. The Officer has further confirmed that the development will not create harm to the Heritage Values of the Conservation Area or surrounding Heritage Assets and will enhance the functionality and practicality of the Market Place.

The Council’s Historic Environments Officer has also offered no objections to the application, however, has requested a condition to secure a programme of archaeological monitoring and recording given the Sites location within the historic core of Egremont.

Subject to the inclusion of the conditions outlined above, it is considered that the proposal complies with Policies BE1 and BE2 of the Copeland Local Plan and the provisions of the NPPF.

Highway Safety

Strategic Policy CO4 requires that proposals must include safe and direct connections to routes that promote active travel, such as cycling and walking routes where appropriate. Support in principle is outlined for developments which encourage the use of sustainable modes of transport, in particular: proposals that have safe and direct connections to cycling and walking routes where appropriate and those that provide access to regular public transport services; proposals that make provision for electric vehicles; and proposals for the integration of electric vehicle charging infrastructure into new developments. It is required that developments that are likely to generate a large amount of movement secure an appropriate Travel Plan and be supported by a Transport Assessment.

Policy CO5 details the Transport Hierarchy and prioritises sustainable methods of transport such as walking, cycling and public transport.

Policy CO7 of the LP requires that new development provides adequate parking provision.

The existing Site has not previously benefitted from onsite parking arrangements; however the current proposal includes the creation of four parking spaces associated with the Community Building. The Site is located within the Town Centre with on street parking arrangements to the front of the site, and a large public car park to the rear, along with other sustainable transport options. This is considered to provide sufficient provision within the immediate locality to serve the buildings and uses proposed.

The Highway Authority has reviewed this application and has confirmed that they have no objections to the application subject to the inclusion of conditions to secure a Construction Traffic Management Plan and a detailed scheme for secure, covered, accessible cycle parking for the development.

Subject to the inclusion of the conditions outlined above, it is considered that the proposal complies with Policies CO4, CO5 and CO7 of the Copeland Local Plan and the provisions of the NPPF.

Flood Risk and Drainage

Policy DS7 of the Copeland Local Plan requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.

Policy DS6 seeks to direct development where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

The Application Site is located within Flood Zone 1. The proposed use of the Site falls within the less vulnerable classification and is therefore a compatible use of the Site.

The Application indicates that both surface and foul water from the development will be disposed of by the main sewer. No further details relating to drainage have been provided for this application.



Cumberland Council

United Utilities have reviewed this application and have requested a condition to secure details of a sustainable surface water drainage scheme and foul water drainage scheme for the development inline with the hierarchy of drainage options in the National Planning Practice Guidance.

The LLFA have also requested a condition to secure details of a surface water drainage scheme for the development.

Subject to the inclusion of the conditions outlined above, it is considered that the proposal complies with Policies DS6 and DS7 of the Copeland Local Plan and the provisions of the NPPF.

Ecology

Policy N1 seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

Policy N3 of the LP requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1 above. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

The Application is supported by a Preliminary Roost Assessment which relates to the existing building to the north of the Site. This assessment confirms that the building has a negligible suitability for bats, and no further surveys are required regarding bats and their roosts. The report does however confirm that external lighting should be kept to a minimum and should be low wattage, and construction lighting should also be kept to a minimum. A condition will be included to ensure works are carried out in accordance with this assessment.

The Council's Ecology Officer has offered no objections to this application however has requested conditions to secure a Construction Environmental Management Plan (CEMP) for the development. Requests relating to breeding birds and small mammals will be included as informatives as these can be addressed within the submitted CEMP.

No comments have been received from Natural England.

Subject to the inclusion of the conditions outlined above, it is considered that the proposal complies with Policies N1 and N3 of the Copeland Local Plan and the provisions of the NPPF.

Biodiversity Net Gain

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development.

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 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.

The Application is supported by a Biodiversity Net Gain Assessment and BNG Metric. This assessment states that the majority of the existing habitats on Site are currently relatively low in value, comprising vacant/derelict land and hardstanding, with the proposal replacing some of this habitat with paving, planters and trees. The assessment therefore concludes that the Site achieves Biodiversity Net Gain, with the onsite total net unit change of +0.08 area habitat units (17.04% change).

Relevant conditions are proposed to secure BNG for this development.

The Planning Balance

The Application Site is located within the centre of Egremont, which is identified as a Key Service Centre. The proposal seeks to redevelop a key vacant Site and will introduce a mixed use within the Town Centre. The proposal complies with the type of development permitted within the settlement boundary for Egremont.

As well as regenerating and creating significant public realm improvements to a prominent site which has become an eyesore, the proposal will enhance the vitality of the Town Centre by creating a greater range of retail, community and leisure facilities for the local community.

Whilst modern in design, the development will reinstate a site frontage and is considered modest in scale given the previous use of the Site. Sensitive materials will be utilised within the development of the Site limiting the overall impact of the development. The development is not considered to create significant amenity issues for neighbouring properties due to the overall design and layout of the proposal.

The redevelopment of this Site will not create harm to the Heritage Values of the Egremont Conservation Area or surrounding Heritage Assets.

Given the previous use of the Site and its Town Centre location, the development is not considered to have an adverse impact on highway safety subject to planning conditions.

The development would not result in unacceptable impacts in respect of flood risk and drainage, or ecology subject to the imposition of planning conditions.



**Cumberland
Council**

	<p>The delivery of a 10% Biodiversity Net Gain can also be secured by planning conditions.</p> <p>In overall terms, the minimal localised visual impacts of the development are not sufficiently harmful to significantly and demonstrably outweigh the benefits of the development which will redevelop a redundant and dilapidated site within the Town Centre and will provide an increase in services and wellbeing for the local community of the Key Service Centre and wider Borough.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Conditions: <u>Defining The Permission</u></p> <ol style="list-style-type: none">1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none">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: -<ul style="list-style-type: none">- Application Form, received by the Local Planning Authority on the 6th February 2026.- Site Location Plan, Scale 1:1250, Drawing No: AP-001, Revision: A, received by the Local Planning Authority on the 6th February 2026.- Existing Site Plan, Scale :1:500, Drawing No: AP-002, Revision: A, received by the Local Planning Authority on the 6th February 2026.- Proposed Site Plan, Scale :1:500, Drawing No: AP-050, Revision: A, received by the Local Planning Authority on the 6th February 2026.- Illustrative Masterplan, Scale :1:200, Drawing No: 1265-RFM-XX-00-DR-L-0001, Revision: P01, received by the Local Planning Authority on the 6th February 2026.- Planting Strategy, Scale :1:200, Drawing No: 1265-RFM-XX-00-DR-L-0003,

Revision: P01, received by the Local Planning Authority on the 6th February 2026.

- Existing Building Ground Floor Plan, Scale 1:100, Drawing No: AP-003, Revision: A, received by the Local Planning Authority on the 6th February 2026.
- Existing Building First Floor Plan, Scale 1:100, Drawing No: AP-004, Revision: A, received by the Local Planning Authority on the 6th February 2026.
- Existing Roof Plan, Scale 1:100, Drawing No: AP-005, Revision: A, received by the Local Planning Authority on the 6th February 2026.
- Existing Building Elevations – Sheet 1 of 3, Scale 1:100, Drawing No: AP-006, Revision: A, received by the Local Planning Authority on the 6th February 2026.
- Existing Building Elevations – Sheet 2 of 3, Scale 1:100, Drawing No: AP-007, Revision: A, received by the Local Planning Authority on the 6th February 2026.
- Existing Building Elevations – Sheet 3 of 3, Scale 1:100, Drawing No: AP-008, Revision: A, received by the Local Planning Authority on the 6th February 2026.
- Existing Frontage Elevations – Sheet 1 of 3, Scale 1:100, Drawing No: AP-009, Revision: *, received by the Local Planning Authority on the 6th February 2026.
- Existing Frontage Elevations – Sheet 1 of 3, Scale 1:100, Drawing No: AP-009, Revision: *, received by the Local Planning Authority on the 6th February 2026.
- Existing Frontage Elevations – Sheet 2 of 3, Scale 1:100, Drawing No: AP-010, Revision: *, received by the Local Planning Authority on the 6th February 2026.
- Existing Frontage Elevations – Sheet 3 of 3 (Amended), Scale 1:100, Drawing No: AP-011, Revision: A, received by the Local Planning Authority on the 6th May 2026.
- Proposed Community Building Ground Floor Plan (Amended), Scale 1:100, Drawing No: AP-100, Revision: B, received by the Local Planning Authority on the 17th March 2026.
- Proposed Community Building First Floor Plan, Scale 1:100, Drawing No: AP-101, Revision: A, received by the Local Planning Authority on the 6th February 2026.
- Proposed Community Building Roof Plan, Scale 1:100, Drawing No: AP-102, Revision: A, received by the Local Planning Authority on the 6th February 2026.
- Proposed Building Elevations – Sheet 1 of 3, Scale 1:100, Drawing No: AP-200, Revision: A, received by the Local Planning Authority on the 6th February 2026.
- Proposed Building Elevations – Sheet 2 of 3, Scale 1:100, Drawing No: AP-201, Revision: A, received by the Local Planning Authority on the 6th February 2026.
- Proposed Building Elevations – Sheet 3 of 3, Scale 1:100, Drawing No: AP-202,



Cumberland Council

Revision: A, received by the Local Planning Authority on the 6th February 2026.

- Proposed Frontage Building Elevations – Sheet 1 of 4, Scale 1:100, Drawing No: AP-210, Revision: *, received by the Local Planning Authority on the 6th February 2026.
- Proposed Frontage Building Elevations – Sheet 2 of 4, Scale 1:100, Drawing No: AP-211, Revision: *, received by the Local Planning Authority on the 6th February 2026.
- Proposed Frontage Building Elevations – Sheet 3 of 4, Scale 1:100, Drawing No: AP-212, Revision: *, received by the Local Planning Authority on the 6th February 2026.
- Proposed Frontage Building Elevations – Sheet 4 of 4, Scale 1:100, Drawing No: AP-213, Revision: *, received by the Local Planning Authority on the 6th February 2026.
- Factual Ground Investigation Report, Prepared by Tetra Tech May 2025, Revision 2, received by the Local Planning Authority on the 6th February 2026.
- Preliminary Roost Assessment, Prepared by Natural Ecology August 2025, Reference: J117, received by the Local Planning Authority on the 6th February 2026.
- Biodiversity Net Gain Assessment, Prepared by Natural Ecology December 2025, Reference: J117, received by the Local Planning Authority on the 6th February 2026.
- The Statutory Metric, received by the Local Planning Authority on the 6th February 2026.
- Design, Access and Heritage Statement (Amended), Prepared by ArkleBoyce, Revision: A, received by the Local Planning Authority on the 17th March 2026.
- Agent Response to Designing Out Crime Officer, received by the Local Planning Authority on the 22nd April 2026.

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. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme must be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must

include:

- i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- v) Foul and surface water shall drain on separate systems.

The approved schemes must also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

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

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies DS6 and DS7 of the Copeland Local Plan.

4. Development 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 development;
- 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;



Cumberland Council

- 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 proposals during the construction phase
- Specific measures to manage and limit the impact on the school, including working hours, any special measures to accommodate pedestrians deliveries and movement of equipment on the road network surrounding the site must not take place during school muster times in the interests of road safety.

The development must be carried out in accordance with the approved Construction Traffic Management Plan 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 in accordance with Policies CO4, CO5 and CO7 of the Copeland Local Plan.

5. No development must commence until a detailed scheme for secure, covered and accessible cycle parking has been submitted to and approved in writing by the Local Planning Authority. The scheme must:
- Demonstrate full compliance with Local Transport Note 1/20 (Cycle Infrastructure Design) or any subsequent national standard in force at the time of submission.
 - Specify the number, type and layout of cycle parking spaces, including: long stay spaces for guests and staff short stay visitor spaces, and facilities for nonstandard cycles (cargo cycles, adapted cycles, e bikes).
 - Include design details, including stand type (Sheffield-type or equivalent), spacing, enclosure, lighting, weather protection, signing and surveillance/security measures.

The approved cycle parking must be fully installed and made available for use prior to first occupation of any part of the development, and must thereafter be retained in accordance with the approved details.

Reason

To ensure the development delivers high quality and attractive cycle parking in

accordance with LTN 1/20, to promote sustainable travel and to comply with the Policies CO4, CO5 and CO7 of the Copeland Local Plan and the requirements of the National Planning Policy Framework.

6. Prior to commencement of development, a detailed landscaping scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme must include:

- a) An outline specification for ground preparation for landscaped areas;
- b) All proposals for new planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;
- c) Any proposed boundary treatments;
- d) All proposed hard landscaping elements and paving;
- e) The proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme must be implemented in its agreed form prior to 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 5 years from the completion of the development, must be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to incorporate measures to design out crime in accordance with DS4 of the Copeland Local Plan.

7. Prior to the commencement of development, a written scheme of investigation for archaeological monitoring and recording (a watching brief) must be submitted by the applicant and approved by the Local Planning Authority. Once approved, the scheme must be implemented in full with archaeological monitoring and recording (a watching brief) being undertaken by a qualified archaeologist. Within two months of the completion of the development, a digital copy of the archaeological report must be furnished to the Local Planning Authority.

Reason

To afford reasonable opportunity for an examination to be made to determine the



Cumberland Council

existence of any remains of archaeological interest within the site and for the investigation and recording of such remains in accordance with Policies BE1 and BE2 of the Copeland Local Plan.

8. Prior to the commencement of development a Construction Environmental Management Plan (CEMP) must be submitted to and approved in writing by the Local Planning Authority. The CEMP must detail the procedures for protecting the environment during construction to address the following points (but not limited to):

- Pollution prevention control;
- Dust mitigation;
- Impaction of habitats;
- Species protection during construction including breeding birds and small mammals;
- A sensitive lighting scheme for bats and other wildlife.

The development must be carried out in accordance with the approved CEMP at all times thereafter.

Reason

To protect the ecological interests evident on the site in accordance with Policy N1PU and N3PU of the Copeland Local Plan 2021 – 2039.

BNG Conditions:

9. The development hereby approve must 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 must 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. Planned management activities including details of site-wide aims and objectives.
- iii. Details of the persons and organisation(s) responsible for delivery of the habitat creation and habitat enhancement works.
- iv. The habitat condition targets that form the basis of what the Habitat Management and Monitoring Plan is setting out to achieve.
- v. Details of monitoring methods and a monitoring reporting schedule.

vi. 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.

10. The development hereby approved must not be occupied until the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 9 have been completed in accordance with the approved details.

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.

11. 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 9, a completion report, evidencing the completed habitat creation and habitat enhancements must 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.

12. The habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 9 must be managed and maintained in accordance with the provisions of approved Habitat Management and Monitoring Plan secured by planning condition 9 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.

13. Monitoring reports demonstrating how the habitat creation and habitat enhancement works detailed in Habitat Management and Monitoring Plan secured by planning



Cumberland Council

condition 9 is delivering on its site-wide aims and objectives and habitat condition targets must be submitted to the Council during years 2, 5, 7, 10, 20 and 25 posts completion of the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 9 unless otherwise stated in the Habitat Management and Monitoring Plan secured by planning condition 9.

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.

Prior to First Use/Occupation Conditions:

14. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development must be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development must subsequently be completed, maintained and managed in accordance with the approved plan at all times thereafter.

Reason

To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policies DS6 and DS7 of the Copeland Local Plan.

15. Prior to their first use within the development, full details of the materials to be used in the construction of the external surfaces of the development hereby approved must be submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to incorporate measures to design out crime in accordance with DS4 of the Copeland Local Plan.

16. Prior to the first installation at the site, full details of the proposed solar panels must be submitted to and approved in writing by the Local Planning Authority. The solar panels must be installed in accordance with the approved details and retained as such for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan.

17. Prior to the first installation at the site, an external lighting scheme for the development must be submitted to and approved in writing by the Local Planning Authority. The external lighting must be installed prior to the first use of the site in accordance with the approved details and retained as such for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to incorporate measures to design out crime in accordance with DS4 of the Copeland Local Plan.

18. Prior to the first installation at the site, an external CCTV scheme for the development must be submitted to and approved in writing by the Local Planning Authority. The CCTV must be installed prior to the first use of the site in accordance with the approved details and retained as such for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to incorporate measures to design out crime in accordance with DS4 of the Copeland Local Plan.

Other Conditions:

19. The development must be carried out in accordance with and implement all of the mitigation, enhancement and compensation measures set out in the approved document:

- Preliminary Roost Assessment, Prepared by Natural Ecology August 2025, Reference: J117, received by the Local Planning Authority on the 6th February



**Cumberland
Council**

2026.

The development must be carried out in accordance with the approved document at all times thereafter.

Reason

To protect the ecological interests evident on the site in accordance with Policy N1PU and N3 of the Copeland Local Plan 2021 – 2039.

20. The use of the café and small business unit hereby approved must only be permitted to the public/customers between:

- 08:00 - 18:00 - Monday to Saturdays; and
- 09:00 – 16:00 – Sundays and Bank Holidays

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with Policy DS4 of the Copeland Local Plan 2021 – 2039.

21. The use of the community building hereby approved must only be permitted to the public/customers between:

- 08:00 - 21:00 - Monday to Sundays (including Bank Holidays)

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with Policy DS4 of the Copeland Local Plan 2021 – 2039.

22. The proposed paving space to the north and east of the proposed entrance for the Community Building must not at any time be used for spill out activities associated with the Community Building in accordance with the approved plan 'Proposed Community Building Ground Floor Plan (Amended), Scale 1:100, Drawing No: AP-100, Revision: B, received by the Local Planning Authority on the 17th March 2026'.

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with Policy DS4 of the Copeland Local Plan

2021 – 2039.

23. Following approval of the development, construction activities that are audible at the site boundary must be carried out only between the following hours:

- Monday to Friday 08:00 – 18:00;
- Saturday 08:00 – 13:00

There shall be no construction activated at any time on Sundays or Bank Holidays. Deliveries to and removal of plant, equipment, machinery and waste from the site must 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 neighbouring occupiers during the construction of the development in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

24. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for environmental zone E3 contained within The Institute of Light Engineers Guidance Note GN01/21 (dated 2021) for The Reduction of Obtrusive Light.

Reason

In order to safeguard the amenities of adjoining residential occupiers in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Informative Notes:

1. The development may require a Premises Licence under the Licensing Act 2003. Further information can be sought from the Licensing team at Cumberland Council.
2. The premises will need to register as a food business operator. This can be done from the following link - <https://register.food.gov.uk/new>
3. Advice on food hygiene and kitchen design can be sought from the Environmental Health team at Cumberland Council.

4. Breeding Birds:

Works should be completed outside of the breeding bird period (March – August



Cumberland Council

inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present. It should be noted that some bird species nest all year round. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

5. Small Mammals:

All development work should be carried out with care to avoid small mammals such as hedgehogs. Contractors should be briefed about the potential presence of small mammals and should adopt the following precautionary method of works:

- All work must take place during daylight hours.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered.

1. Biodiversity Net Gain:

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 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.

Statement:

	<p>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.</p>
Case Officer: C. Burns	Date : 07.05.2026
Authorising Officer: N.J. Hayhurst	Date : 08.05.2026
Dedicated responses to:- N/A	