



Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Building Design Northern
Room 110
Ulverston Business Centre
Ulverston
LA12 7LQ
FAO: Mr Joss Ryan

APPLICATION No: 4/26/2059/0F1

RENOVATION TO THE EXTERIOR OF THE BUILDING INCLUDING NEW CLADDING/FENESTRATION WORKS, NEW ENTRANCE DOORS, WINDOWS, EXTENSION TO REAR, NEW ACCESS ROAD/FOOTPATH, ASSOCIATED CAR PARKING & HARD AND SOFT LANDSCAPING

FLORENCE ARTS CENTRE, FLORENCE MINE, EGREMONT

Florence Arts Centre

The above application dated 16/02/2026 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 hereby permitted shall begin not later than three years from the date of this decision.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans/details:

Application Form

Location Plan – Drawing No. S4726-BDN-XX-XX-M3-A-(05)3001 Rev. P5

Existing Site Plan – Drawing No. S4726-BDN-XX-XX-M3-A-(05)3002 Rev. P6

Proposed Site Plan – Drawing No. S4726-BDN-XX-XX-M3-A-(05)3006 Rev. P6

Existing Floor Plan – Drawing No. S4726-BDN-Z1-GF-DR-A-(05)3003 Rev. P4

Proposed Floor Plan – Drawing No. S4726-BDN-Z1-GF-DR-A-(05)3008 Rev. P4

Existing Roof Plan – Drawing No. S4726-BDN-Z1-RF-DR-A-(05)3004 Rev. P3

Proposed Roof Plan – Drawing No. S4726-BDN-Z1-RF-DR-A-(05)3009 Rev. P3

Existing Elevations – Drawing No. S4726-BDN-Z1-XX-DR-A-(05)3005 Rev. P3

Proposed Elevations – Drawing No. S4726-BDN-Z1-XX-DR-A-(05)3010 Rev. P3

Demolition Floor Plan – Drawing No. S4726-BDN-Z1-GF-DR-A-(05)3007 Rev. P3

Existing Axonometric – Drawing No. S4726-BDN-ZZ-XX-DR-A-(05)3011 Rev. P2

Proposed Axonometric – Drawing No. S4726-BDN-ZZ-XX-DR-A-(05)3012 Rev. P2

Transport Statement - Florence Arts Centre Improvements - Florence Mine, Egremont, CA222NR.

Arboricultural Impact Assessment and Method Statement for Trees at The Florence Arts Centre, Egremont – Original Issue

Arboricultural Impact Assessment & Method Statement Existing Trees Shown On Existing Layout – Drawing No. AIA&AMS Exi Rev. –

Arboricultural Impact Assessment & Method Statement Tree Protection Plan (AIA & AMS TPP) – Drawing No. AIA & AMS TPP

Biodiversity Net Gain Feasibility Study Land at Florence Arts Centre CA222NN – Version 1

Preliminary Ecological Appraisal for Land and Buildings at Florence Arts Centre CA222NN - Primary

Land At Florence Arts Centre Intrusive Ground Investigation Fieldworks Report

Florence Arts Centre, Egremont Preliminary Risk Assessment (Phase 1 Desk Study)

S2442/01, Mar 2025 Issue 0.0

Florence Arts Centre - Geoenvironmental Appraisal (Phase 2 Assessment)

S2442/02, Apr 2025 Issue 0.0

Flood Risk Assessment Florence Arts Centre, Egremont, Cumbria, CA22 2NR

December 2025 - Document Reference: S4726-BDN-XX-XX-RP-C-01 - Revision P1

Heritage Statement - Improvements to the Arts Centre Building and Landscaping -

Our Reference: S4726 Revision: P3

Florence Arts Centre – Design and Access Statement - Doc Reference: S4726-BDN-XX-XX-RP-(A1)3001

Reason

For the avoidance of doubt and in the interests of proper planning.

Pre-Commencement Planning Conditions

Building Recording

3. Prior to the carrying out of any alterations or construction works, the existing Arts Centre building affected by the proposed development shall be recorded in accordance with a Level 1 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016. Within 2 months of the commencement of construction work a digital copy of the resultant Level 1 Survey report shall be furnished to the Local Planning Authority.

Reason

To ensure that a permanent record is made of the building of architectural and historical significance prior to its alteration as part of the proposed development in accordance with the provisions of Strategic Policy BE1 and Policy BE2 of the Copeland Local Plan 2021 – 2039.

Construction Management

4. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority.

The CTMP shall include details of:

- pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
- details of proposed crossings of the highway verge;
- 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;
- 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 details 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 approved CTMP shall be adhered to throughout the construction period.

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 the provisions of Policy C02 of the Copeland Local Plan 2021-2039.

5. No development shall commence until a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority.

The CEMP shall include:

- details of the means of access and parking for construction traffic and vehicles
- procedures for the loading and unloading of plant and materials
- details of the storage of plant and materials used in construction
- details of measures to control dust, emissions, sediments and pollutants arising from the development, specifically including measures to prevent the discharge of such materials to the existing watercourses
- a scheme for recycling/disposing of waste resulting from construction works
- measures to control noise and vibration.

The approved CEMP shall be adhered to throughout the construction period.

Reason

To protect neighbour amenity and to protect the environment from pollution in accordance with Policies DS8, DS9, N1 and N5 of the Copeland Local Plan 2021-2039.

Surface Water

6. Notwithstanding the submitted details, no development shall commence until a foul water drainage scheme and surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme shall be designed in accordance with the National Standards for Sustainable Drainage Systems (July 2025) (or any replacement standards) and shall follow the hierarchy of drainage options in the National Planning Practice Guidance.

The scheme shall be informed by site ground conditions and where infiltration is proposed, the submission shall include infiltration testing to BRE365 (or any successor standard).

Surface water shall not discharge to the public sewer unless it is demonstrated (to the satisfaction of the LPA) that infiltration and discharge to a watercourse are not reasonably practicable, and evidence of agreement in principle from the statutory undertaker is provided.

The scheme shall accord with the principles and parameters set out in the Drainage Strategy dated December 2025, including the proposed discharge to the un-named watercourse.

The approved scheme shall be implemented before first occupation (or first use) and shall thereafter be retained, maintained and managed in accordance with the approved details.

Reason

To ensure sustainable drainage, to manage flood risk and pollution, and to secure a scheme that can be implemented and maintained in accordance with the provisions of Policies DS6 and DS7 of the Copeland Local Plan 2021-2039.

Biodiversity Net Gain

7. No development shall 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. 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 Strategic Policy N3 of the Copeland Local Plan 2021-2039, the National Planning Policy Framework and The Environment Act 2021.

Other Planning Conditions

Biodiversity Net Gain

8. The development hereby approved shall not be brought into use until the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by Planning Condition 7 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 Strategic Policy N3 of the Copeland Local Plan 2021-2039, the National Planning Policy Framework and The Environment Act 2021.

9. 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 7, 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 Strategic Policy N3 of the Copeland Local Plan 2021-2039, the National Planning Policy Framework and The Environment Act 2021.

10. The habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by Planning Condition 7 shall be managed and maintained in accordance with the provisions of approved Habitat Management and Monitoring Plan secured by Planning Condition 7 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 Strategic Policy N3 of the Copeland Local Plan 2021-2039, the National Planning Policy Framework and The Environment Act 2021.

11. Monitoring reports demonstrating how the habitat creation and habitat enhancement works detailed in Habitat Management and Monitoring Plan secured by Planning Condition 7 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 posts completion of the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by Planning Condition 7

unless otherwise stated in the Habitat Management and Monitoring Plan secured by Planning Condition 7.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of Strategic Policy N3 of the Copeland Local Plan 2021-2039, the National Planning Policy Framework and The Environment Act 2021.

Ground Conditions

12. 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 within 14 days to the local planning authority and once the local planning authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

An assessment must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the local planning authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the local planning authority.

Reason

To prevent harm to human health and the environment in accordance with the provisions of Policy DS8 of the Copeland Local Plan 2021-2039.

Construction Management

13. No work for the construction of these developments, including demolition, shall take place on the site, except between the hours:
08.00 - 18.00 Monday to Friday; and
08.00 - 13.00 on Saturdays;
unless otherwise agreed in writing with the Local Planning Authority. In particular, no work should be carried out on Sundays or officially recognised public holidays without the prior agreement in writing of the Local Planning Authority.

Reason

In the interests of neighbouring residential amenity in accordance with the relevant provisions of the National Planning Policy Framework.

Highways

14. There shall be no vehicular access to or egress from the site other than via the approved accesses.

Reason

To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety in accordance with the provisions of Policy C02 of the Copeland Local Plan 2021-2039.

Ecology

15. The development shall not proceed except in accordance with the mitigation strategy described in Preliminary Ecological Appraisal for Land and Buildings at Florence Arts Centre CA222NN – Primary.

Reason

For the avoidance of doubt and to prevent harm to protected species in accordance with the provisions of Policy N1 of the Copeland Local Plan 2021-2039.

External Lighting

16. Artificial external lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for environmental zone E2 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 nearby residential occupiers and the area generally in accordance with the provisions of the National Planning Policy Framework.

17. The development must be carried out in accordance with all the details and tree protection measures specified within:

- i. Arboricultural Impact Assessment and Method Statement for Trees at The Florence Arts Centre, Egremont – Original Issue
- ii. Arboricultural Impact Assessment & Method Statement Existing Trees Shown On Existing Layout – Drawing No. AIA&AMS Exi Rev. –
- iii. Arboricultural Impact Assessment & Method Statement Tree Protection Plan (AIA & AMS TPP) – Drawing No. AIA & AMS TPP

All tree protection measures must be implemented prior to any development on the site and must remain in place until completion of the development.

Reason

To ensure that existing trees are protected in accordance with Policy DM28 of the Copeland Local Plan 2013-2028.

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.

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.

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.

The template for the preparation of a Biodiversity Gain Plan can be accessed via this link: <https://www.gov.uk/government/publications/biodiversity-gain-plan>

SSSI Designation

The Application Site is located within the Florence Mine SSSI and the proposals fall within a number of the sites ORNECS (Operations Requiring Natural England Consent).

You must contact Natural England to discuss your proposal prior to the commencement of development.

Ecology

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. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

Badgers and Small Mammals

All development work should be carried out with care to avoid mammals such as badgers and 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.
- 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

If works do not commence within 18 months of the Preliminary Bat Roost Assessment (February 2025), then this survey is to be repeated.

Please read the accompanying notice

01st May 2026



Nick Hayhurst
Head of Planning and Place
Thriving Places

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

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

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

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

Purchase Notices

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