
**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/26/2080/DOC
2.	Proposed Development:	DISCHARGE PART OF CONDITION 6 OF PLANNING APPROVAL 4/23/2314/0F1
3.	Location:	LAND AT PRESTON STREET, PRESTON STREET, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Coal - Development Referral Area - Data Subject to Change, Main River Consultation Area - Main River Consultation Area
6.	Publicity Representations & Policy	See report.
7.	Report:	<p>Site and Location:</p> <p>The Application Site extends to c.1ha and comprises a former car park located to the east of Preston Street, Whitehaven and a parcel of formerly vacant land located to the rear of Nos. 1-4 and the Former Annlea House (No. 10) The Ginns, Whitehaven.</p> <p>The erection of a discount food store with associated access, parking, landscaping and associated works was approved under planning application ref. 4/23/2314/0F1 and is currently under construction.</p> <p>Proposal:</p> <p>This Application seeks approval of details reserved by Planning Condition 6 of planning permission reference 4/23/2314/0F1.</p>

6. No development shall commence until the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority has been secured. The written scheme of investigation must include the following components:

- i) An archaeological evaluation; and,
- ii) An archaeological recording programme the scope of which will be dependent upon the results of the evaluation.

The information submitted in support of the application comprises the following:

Application Form

Letter from Archaeological Services Durham University dated 20th February 2026

Consultee:	Nature of Response:
Historic Environment Officer	I consider that the submitted letter confirming the commissioning of the archaeological postexcavation report and its completion in June 2026 fulfils the requirements of part (ii) of condition 6. I therefore have no objection of part (ii) of condition 6 being discharged.
Neighbour Responses:	
N/A.	

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 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.



Cumberland Council

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

The policies relevant to this application are as follows:-

Strategic Policy BE1: Heritage Assets

Policy BE3: Archaeology

Other Material Planning Considerations

National Planning Policy Framework (NPPF).

Planning Practice Guidance (PPG).

Assessment:

Planning Condition 15

An archaeological recording programme has been submitted as required by part ii) of Planning Condition 6.

The Historic Environment Officer has confirmed no objection to part ii) of Planning Condition 6 being discharged.

The requirements of part i) of Planning Condition 6 have previously been approved under planning application ref. 4/25/2153/DOC.

Conclusion

Planning Condition 6 – Approve requirements of part ii) of Planning Condition 6.

8. **Recommendation:**
Approve - Approve requirements of part ii) of Planning Condition 6.

Case Officer: C. Harrison

Date : 13.03.2026

Authorising Officer: N.J. Hayhurst

Date : 16.03.2026

Dedicated responses to:- N/A