

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2245/DOC
2.	Proposed Development:	DISCHARGE OF CONDITION 6 (ii) OF PLANNING APPLICATION 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: Site and Location: 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. 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. Proposal: This Application seeks approval of details reserved by Planning Condition 6 ii) of planning permission reference 4/23/2314/0F1.	

Planning Condition 6 states:

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
- Land off Preston Street Whitehaven Cumberland - Post-excavation Assessment - Report 6311 - June 2026

Consultee:	Nature of Response:
Historic Environment Officer	I confirm that I consider the submission of the archaeological post-excavation report fulfils the requirements of condition 6 part ii of application 4/23/2314/0F1. For information, condition 23 on application 4/23/2314/0F1 has yet to be complied with. This condition requires the completion of the archaeological post-excavation work, as outlined in appendix 3 of the submitted archaeological post-excavation report, the submission of the excavation results for publication, and the deposition of the archive to the Beacon Museum.
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.

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.

Strategic Policy BE1: Heritage Assets
Policy BE3: Archaeology

Other Material Planning Considerations:

National Planning Policy Framework (NPPF).
Planning Practice Guidance (PPG).

Assessment:

Planning Condition 6

The requirements of part i) and part ii) of Planning Condition 6 have previously been approved under planning application ref. 4/25/2153/DOC (Written Scheme of Investigation) and planning application ref. 4/26/2080/DOC (Archaeological Reporting Works Specification).

A Post-excavation Assessment has been submitted.

The Historic Environment Officer has confirmed that the submission of the Post-excavation Assessment fulfils the requirements of Planning Condition 6 ii) of application ref. 4/23/2314/0F1.

The Post-excavation Assessment accords with the Archaeological Reporting Works Specification and includes updated project design with recommendations for further works on the material recovered.

Planning Condition 23 requires the completion of the archaeological post-excavation work, as outlined in appendix 3 of the submitted Post-excavation Assessment i.e. the submission of the excavation results for publication, and the deposition of the archive to the Beacon Museum. An informative confirming this requirement is detailed on the Decision Letter to highlight the requirement.

	Conclusion: Planning Condition 6 – Discharge requirements of part ii) of Planning Condition 6.	
8.	Recommendation: Approve	
9.	Condition(s): N/A.	
Case Officer: C. Harrison		Date : 05.08.2026
Authorising Officer: N.J. Hayhurst		Date : 06.08.2026
Dedicated responses to:- N/A		