



**The Market Hall
Market Place
Whitehaven
Cumbria CA28 7JG
Telephone 0300 373 3730
cumberland.gov.uk**

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Former BOC Gases (Proposed CMIQ Hub Development)"/>
Address Line 1	<input type="text" value="Leconfield Industrial Estate"/>
Address Line 2	<input type="text" value="Cleator Moor"/>
Address Line 3	<input type="text" value="Cumbria"/>
Town/city	<input type="text" value="Cleator Moor"/>
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="301846"/>	<input type="text" value="515540"/>

Description

Former BOC Gases (Proposed CMIQ Hub Development), Leconfield Industrial Estate

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Sproat

Company Name

Cumberland Council

Address

Address line 1

c/o agent

Address line 2

c/o agent

Address line 3

c/o agent

Town/City

c/o agent

County

Country

c/o agent

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Chris

Surname

Johnson

Company Name

Avison Young

Address

Address line 1

Central Square

Address line 2

Forth Street

Address line 3

Town/City

Newcastle Upon Tyne

County

Country

Postcode

NE1 3PJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

VARIATION OF CONDITION 3 TO AMEND PARAMETER PLAN AND CONDITION 23 TO ALLOW FOR OFFICE USE IN ADDITION TO THE APPROVED USES OF PLANNING APPROVAL 4/22/2184/001 OUTLINE APPLICATION FOR THE ERECTION OF A NEW BUILDING UP TO 4000 SQUARE METRES IN FLOORSPACE FOR VARIOUS USES, CAR PARKING, LANDSCAPING & ENGINEERING WORKS

Reference number

4/24/2300/0B1

Date of decision (date must be pre-application submission)

30/10/2024

Please state the condition number(s) to which this application relates

Condition number(s)

11

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

No longer relevant to provide the pedestrian linkages referred to in the condition as the phases of the wider development that these pedestrian linkages relate to are not coming forward in the time frames previously envisaged and are not guaranteed to be delivered at all.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Removed.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

n/a

Date (must be pre-application submission)

09/02/2025

Details of the pre-application advice received

Ongoing pre-application discussions and discussions on the wider scheme.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Chris

Surname

Johnson

Declaration Date

10/02/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Matt Verlander

Date

10/02/2025