

Our Ref: 15C600077
Your Ref: PP-14857932

Wellbar
36 Gallowgate
Newcastle upon Tyne
NE1 4TD

14 April 2026

Cumberland Council (Copeland Area)
The Market Hall
Market Place
Whitehaven
CA28 7JG

avisonyoung.co.uk



Dear Sir / Madam,

THE ERECTION OF A NEW BUILDING FOR GENERAL INDUSTRIAL, OFFICE AND RESEARCH AND DEVELOPMENT, PARKING, LANDSCAPING, ASSOCIATED INFRASTRUCTURE

Overview

Avison Young is acting as agent on behalf of our Client Cumberland Council in the submission of this application for full planning permission for:

Full planning permission for the erection of a new building primarily for general industrial, office and research and development (E(g)(i), (ii) & (iii)), including associated car parking, hard and soft landscaping, associated infrastructure and biodiversity enhancements

Forms and Documents

Please find accompanying this letter and the application submission, the following forms and documents to support our submission:

Reports and Assessments

Item	Prepared By
Application Form	Avison Young
Design and Access Statement	NORR
Planning Statement	Avison Young
Biodiversity Net Gain Assessment Report & Metric	Tetra Tech
Ecological Assessment	Tetra Tech
Arboricultural Impact Assessment	Tetra Tech
Tree Survey Report	Tetra Tech
Archaeological Desk-Based Assessment	Tetra Tech
Habitats Regulation Assessment Stage 1 Assessment	Tetra Tech
SuDs Management Plan Report	BGP
Flood Risk Assessment	BGP
Drainage Philosophy	BGP
Site Investigation Phase 1 Desk Study	Solmek
Phase 2 Site Investigation (<i>to be provided post-submission</i>)	Solmek
Ground Gas Risk Assessment	Solmek
Transport Assessment	Curtins
Interim Travel Plan	Curtins
Air Quality Assessment	Miller Goodall
Noise Assessment	Miller Goodall
RIBA Stage 3 Fire Strategy	OFR Consultants

Drawings and Plans

Architectural		
Drawing	Prepared By	Drawing Reference
Site Location Plan	NORR	ISH-NOR-19-ZZ-D-A-90000(P)P04
Existing Site Plan	NORR	ISH-NOR-19-ZZ-D-A-90001(P)P01
Site Block Plan Proposed	NORR	ISH-NOR-19-ZZ-D-A-90002(P)P01
Site Block Plan	NORR	ISH-NOR-19-ZZ-D-A-90003(P)P01
General Arrangement Plan - Level 00	NORR	ISH-NOR-19-00-D-A-00001(P)P01
General Arrangement Plan - Level 01	NORR	ISH-NOR-19-01-D-A-00001(P)P01
General Arrangement Plan - Roof	NORR	ISH-NOR-19-RF-D-A-27001(P)P01
General Arrangement Plan – Cross Sections	NORR	ISH-NOR-19-ZZ-D-A-00202(P)P01
General Arrangement Plan – Elevations (North & South)	NORR	ISH-NOR-19-ZZ-D-A-00102(P)P01
General Arrangement Plan – Elevations (East & West)	NORR	ISH-NOR-19-ZZ-D-A-00101(P)P01
General Arrangement Plan – Long Sections	NORR	ISH-NOR-19-ZZ-D-A-00201(P)P02
Landscape		
Drawing	Prepared By	Drawing Reference
Landscape Site Plan	ONE Environments	ISH-ONE-ZZ-ZZ-D-L-00001-P06
Drainage		
Drawing	Prepared By	Drawing Reference
Drainage Plan	BGP	ISH-BGP-19-XX-D-C-19130-P02
Flood Exceedance Plan	BGP	ISH-BGP-19-XX-D-C-19102-P02
Impermeable Areas Plan	BGP	ISH-BGP-19-XX-D-C-19101-P02
SuDS Construction Details	BGP	ISH-BGP-19-XX-D-C-19137-P01

Next Steps and Contact

We understand the application fee for this submission is £25,133 and would be grateful if the Council as LPA could confirm this. We look forward to discussing the details of this application further with the Council, following our payment of the associated application fee via internal transfer and submission of the application via the Planning Portal.

Yours Sincerely

Chris Johnson

Associate Planner

For and on behalf of Avison Young