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Our Ref: 15C100104  
Your Ref: 4/22/2184/001

16 August 2024

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

Dear Sir / Madam,

**OUTLINE APPLICATION FOR THE ERECTION OF A NEW BUILDING UP TO 4000 SQUARE METRES IN FLOORSPACE, FOR VARIOUS USES WITH ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND ENGINEERING WORKS WITH FULL DETAILS OF SCALE AND ACCESS.**

**APPLICATION FOR THE VARIATION OF CONDITIONS 3 AND 23 OF PLANNING PERMISSION 4/22/2184/001**

**Overview**

Planning permission was granted on 22 September 2023 for application 4/22/2184/001:

*"Outline application for the erection of a new building up to 4000 square metres in floorspace, for various uses with associated access, car parking, landscaping and engineering works with full details of scale and access."*

The various uses approved are identified on a proposed uses plan and specified in condition 23 of the decision notice. This application seeks approval for the variation of conditions 2 and 23 of the planning permission. The proposed variation to condition 3 would be replace the current *Proposed Uses Plan* with an updated plan which includes office use in addition to the currently approved uses. The variation to condition 23 would also include the addition of office use to the list of approved uses.

The Hub building is being developed speculatively and the addition of office use would provide flexibility in marketing the space and securing occupiers for the building. It is not envisaged that office use would comprise more than 20% of the total space and the office uses would likely be associated with the industrial and research and design operating within the building and wider Leconfield Industrial Estate. In any event, the Council as Local Planning Authority will still have control over the final details of the building throughout the approval process of the reserved matters.

**Forms and Documents**

To assist in your formal consideration of this application, the following documentation has been submitted to the Council electronically via the Planning Portal:

*Parameter Plan – Proposed Use* prepared by Norr Architects

Drawing Reference: CMIQ-NOR-HUB-ZZ-DR-A-90005

Revision: P5

Date: 15/08/2024

It is proposed that the above drawing is referenced in condition 3 in place of the parameter use plan currently listed in the condition:

DEVELOPMENT PARAMETERS – PROPOSED USES PLAN, CMIQ-NOR-HUB-ZZ-DR-A-90005 -  
PARAMETER PLAN - PROPOSED USE\_P05, DATED 25-03-2022

In addition to swapping the approved drawing, it is proposed that the wording of condition 23 is varied, to include office use in the list of approved uses (proposed addition in bold and underlined):

23. This permission authorises the use of the building hereby approved for the following uses; **office (use class E(g(i)))** mixed research and development (use class E(g(ii))), light industrial (use class E(g(iii))) use and education and community facility uses (class F1(a & e) only. Any ancillary use to the main use of the building should be limited to ancillary food/beverage (use class E(b)).

### **Next Stages and Contact**

We look forward to discussing the details of this application further with the Council, following our payment of the associated application fee via BACS transfer and submission of the application via the Planning Portal.

Yours Sincerely

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**For and on behalf of Avison Young (UK) Limited**