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Your ref:
Our ref: 6068235v1

Planning Department,
Copeland Borough Council,
The Copeland Centre,
Catherine St,
Whitehaven,
CA28 7SJ

15 September 2020

Dear Sir / Madam,

PART RETROSPECTIVE FULL PLANNING APPLICATION AT UNIT 2, JOE MCBAIN AVENUE, WHITEHAVEN COMMERCIAL PARK, WHITEHAVEN, CA28 8EA FOR THE FOLLOWING:

- The use of the western part of the site as a storage yard in association with hire of plant and tool equipment, including the use of the building known as 'Unit 2' as a workshop, store and ancillary office with associated staff welfare facilities and regularisation of all associated activities and structures on site (retrospective);
- The use of the eastern part of the site as a storage yard in association with hire of non-mechanical equipment, welfare equipment, lifting equipment and some plant and tool equipment and regularisation of all associated activities and structures on site (retrospective);
- All existing activities and structures associated with the operation of the site including fencing, external lighting, wash bay and disposal point (retrospective);
- Proposed eastward expansion of the existing eastern storage yard to be used in association with storage and hire of non-mechanical equipment, welfare equipment, lifting equipment and some plant and tool equipment (at present the land designated for the expansion has just been scraped but hard core will have to be laid in future). The additional eastern yard hardcore area will measure 791m²;
- Standard operating hours of 07:30 – 18:00 weekdays;
- In addition to the standard hours of operation there will be a maximum of 12 events a year when operations will be required outside of standard operating hours. Neighbouring residents and the Council will be given at least once months' notice of such out of hours events including by letter drop;
- The site is utilising the two means of access approved under reserved matters ref 4/94/0339/O.

I am writing with regard to a part retrospective full planning application that we have submitted at Unit 2, Joe McBain Avenue, Whitehaven Commercial Park, Whitehaven, CA28 8EA. It should be noted that a Design and Access Statement is not required because the application site is 0.66 ha and so the application is not a major application. Furthermore, the application is not accompanied by any existing or proposed elevations because no new buildings are being applied for.

The application is supported by the following information to enable validation:

- Application Forms and covering letter
- Site Location Plan - AL(0)001 C
- Site Plan As Existing - AL(0)002 C
- Site Plan As Proposed - AL(0)003 C
- Site Plan Ownership and Lease Areas – AL(0)1000
- Elevation of Existing Perimeter Fencing – AL(9)01 B
- Noise Impact Assessment Report 27 July 2020
- Planning Statement
- Transport Statement September 2020

Notice was served on the various owner's of the western part of the site on 14 September 2020. The applicant is the owner of the eastern part of the site.

In the meantime, should you have any queries, then please do not hesitate to contact me.

Yours sincerely,



James Stone MRTPI
Associate

