

Our Ref: 15C100104

Your Ref: PP- 11144026

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15 April 2022



Mr Nick Hayhurst  
Head of Planning and Place  
Copeland Borough Council  
The Market Hall  
Market Place  
Whitehaven, CA28 7JG

Dear Nick,

**ERECTION OF BUILDING OF UP TO 4,000SQM (GEA) FOR MIXED RESEARCH AND DEVELOPMENT (USE CLASS E(G(II)) AND LIGHT INDUSTRIAL (USE CLASS E(G(III)) USE WITH ANCILLARY FOOD/BEVERAGE (USE CLASS E(B)), EDUCATION AND COMMUNITY FACILITY USES (CLASS F1(A & E)) AND ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING, AND ENGINEERING WORKS**

On behalf of our client Copeland Borough Council, Avison Young have submitted an outline planning application via the Planning Portal (Application Reference: PP- 11144026), comprising of the below description of development:

*"Erection of building of up to 4,000sqm (GEA) for mixed research and development (Use Class E(g(ii)) and light industrial (Use Class E(g(iii)) use with ancillary food/beverage (Use Class E(b)), education and community facility uses (Class F1(a & e)) and associated access, car parking, landscaping, and engineering works."*

To assist in your consideration of this application, the following documents have been provided via the Planning Portal:

Forms and Documents

- Application Forms (Avison Young);
- Design and Access Statement (NORR);
- Design Code (NORR);
- Ecological Appraisal (Tetra Tech)
- Flood Risk Assessment and Drainage Strategy (BGP)
- Phase 2 Ground Investigations (Solmek)
- Transport Assessment and Travel Plan (TetraTech)
- Tree Survey (Barnes Associates).

Plans and Drawings

- Location Plan (CMIQ-NOR-HUB-ZZ-DR-A-90000 - SITE - LOCATION PLAN\_P04)
- Site Plan – existing (CMIQ-NOR-HUB-ZZ-DR-A-90001 - SITE - EXISTING PLAN\_P04)



- Site Plan – proposed illustrative layout (CMIQ-NOR-HUB-ZZ-DR-A-90002 - SITE - PROPOSED PLAN\_P04)
- Development Parameters – vertical limitations plan (CMIQ-NOR-HUB-ZZ-DR-A-90004 - PARAMETER PLAN - VERTICAL LIMITATIONS\_P04)
- Development Parameters – proposed uses plan (CMIQ-NOR-HUB-ZZ-DR-A-90005 - PARAMETER PLAN - PROPOSED USE\_P04)

### **Application Fee**

The associated application fee of £6,006 has been made to the Planning Department via internal payment transfer.

### **Next Stages and Contact**

We look forward to discussing the details of this planning submission for The Hub building with the Council. In the meantime, should you have queries or wish to discuss any aspect of the application please feel free to contact us using the details provided below.

Yours sincerely

**Matt Verlander MRTPI**  
**Director**

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