

23 July 2020

Copeland Borough Council
Development Control
The Copeland Centre
Catherine Street
Whitehaven
CA28 7SJ

Portal ref: PP-08878812
Our ref: JAME108/NMA/02/SJS

Dear Sir / Madam

**S73 APPLICATION TO REVISE APPROVED PLANS FOR A NEW RETAIL STORE BUILDING AND PETROL FILLING STATION AND THE CONVERSION OF THE FORMER SPAR STORE INTO TWO NO. RETAIL UNITS RELATING TO REVISED ELEVATIONS OF THE NEW STORE, CAR PARK LAYOUT, FUEL STATION CANOPY HEIGHT, PLANT AREA, RETAINING WALLS, INSTALLATION OF ROOF MOUNTED SOLAR PANELS AND VARIATION OF CONDITION 16 FOR BOUNDARY TREATMENT DETAILS
IVY MILL, MAIN STREET, HENSINGHAM, CA28 8TP**

On behalf of our client, James Hall and Company Limited, the above application has been submitted further to the development on part of the land for a new retail store. The following documents comprise the submitted application:

- Application form
- Elevation plans
- Site layout plan
- Application fee (paid by separate cover)

Further the conditions and details approved under application 4/18/2545/OB1, including the list of approved plans under condition 1, boundary treatment previously approved under condition 16 and to the non-material amendment approved 21st May 2019, additional consideration has been given to the construction and development of the site. This application is therefore submitted as a s.73 application to formally further revise the approved scheme and which reflect the following previous revisions:

As approved by the previous non-material amendment:

- Replacement of cladding as the main elevation external material with brickwork
- Removal of the door to ATM area on the front elevation
- Alterations to spacing between windows on the shop frontage
- Relocation of the side fire escape door on the southwest elevation

The additional changes relate to those shown on the attached plans BR 100 Rev C2, BR 002 Rev C1, BR 108 Rev C1 and relate to:

- car parking layout changes to side and front of store (to accommodate changes from the retaining wall and provide improved disabled access into the store)

- plant area revision
- installation of a clear weather screen adjacent to the main entrance
- new retaining walls and fencing to rear and side of site
- minor adjustments to canopy heights and levels to suit forecourt levels
- installation of roof mounted solar panels for energy efficiency

This development submitted also still includes the whole of the site and to the existing SPAR store for the conversion into two retail units which forms part of the original consent.

I trust that these revisions to the approved development are acceptable but should you require any further information, please contact me.

Yours sincerely

Sonja Swift MRTPI

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