

Our Ref: 15C100104

9 May 2022

avisonyoung.co.uk

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



Dear Nick,

**UNIT 1A, LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR
WORKS TO REFURBISH EXISTING LIGHT INDUSTRIAL UNIT**

On behalf of our client Copeland Borough Council, Avison Young have submitted a planning application via email and file transfer comprising of the below description of development:

"Refurbishment of existing light industrial unit, comprising: over cladding of building facades; provision of new roller shutters, windows and doors; replacement of roof."

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

Forms and Documents

- Application Forms (Avison Young)
- Design and Access Statement (NORR)
- Design Code (NORR)
- Ecological Appraisal - Bat Roost Assessment (Tetra Tech)
- Drainage Strategy Note (BGP)

Plans and Drawings

- CMIQ-NOR-01A-ZZ-DR-A-90091 - SITE - LOCATION PLAN
- CMIQ-NOR-01A-ZZ-DR-A-90094 - SITE - EXISTING PLAN
- CMIQ-NOR-01A-ZZ-DR-A-90095 - SITE - PROPOSED PLAN
- CMIQ-NOR-01A-ZZ-DR-A-90092 - SITE - EXISTING BLOCK PLAN
- CMIQ-NOR-01A-ZZ-DR-A-90093 - SITE - PROPOSED BLOCK PLAN
- CMIQ-NOR-01A-00-DR-A-00092 - LEVEL 00 - EXISTING PLAN
- CMIQ-NOR-01A-00-DR-A-00091 - LEVEL 00 - PROPOSED PLAN
- CMIQ-NOR-01A-RF-DR-A-27091 - EXISTING - ROOF PLAN

- CMIQ-NOR-01A-RF-DR-A-27092 - PROPOSED- ROOF PLAN
- CMIQ-NOR-01A-ZZ-DR-A-00191 - EXISTING - GA ELEVATIONS
- CMIQ-NOR-01A-ZZ-DR-A-00192 - PROPOSED - GA ELEVATIONS
- CMIQ-NOR-01A-ZZ-DR-A-00291 - EXISTING - GA SECTIONS
- CMIQ-NOR-01A-ZZ-DR-A-00292 - PROPOSED - GA SECTIONS
- N1045-ONE-ZZ-01A-DR-L-0001-P02_LandscapeSitePlan
- CMIQ-BGP-06-XX-DR-C-52-06130_P01 – Drainage Strategy

Application Fee

The associated application fee of £234 has been made to the Planning Department via internal payment transfer.

The Application Site

The application site comprises Unit 1A of the Leconfield Industrial Estate (the 'Site'). The Site is made up of a single light industrial unit and also includes a dedicated car park/ servicing area.

The total area of the Site measures 0.23ha and is illustrated by the red line on the Site Location Plan (Drawing Ref: CMIQ-NOR-01A-ZZ-DR-A-90091 - SITE - LOCATION PLAN).

The application site is located within Leconfield Industrial Estate, which is located centrally within Cleator Moor approximately 600m to the north-west of the town centre. The Estate is accessed via the B5295 'Leconfield Street' which is at its southern boundary.

Saved Policy EMP1 of the Copeland Local Plan (2001-2016) designates Leconfield Industrial Estate as an employment site where development for employment and industry uses (Class B1 Office and Business, B2 General Industrial and B8 Storage and Distribution Uses will be permitted.

Strategic Policy E4PU of the emerging Copeland Local Plan (2021-2038) allocates Leconfield Industrial Estate and adjacent land to accommodate the Cleator Moor Innovation Quarter business cluster. The primary uses on the Cleator Moor Innovation Quarter development will be limited to Use Class B2, Use Class B8 and Use Class E(g) only.

The Proposed Development

This application seeks planning permission for physical works to refurbish the existing industrial unit located within Leconfield Industrial Estate.

The existing industrial unit is out-dated and in need of refurbishment and modernisation. The proposed physical works will significantly improve the overall appearance of the Site and make the unit more suitable for modern operators.

The proposed investment will support the continued use of the site for employment purposes which accords with its designation within the Local Plan.

The refurbishment of the existing industrial units will comprise a series of external and internal works. The proposed refurbishments will comprise the following:

- External alterations to Unit 1A including the removal of existing apertures and provision of new roller shutter, windows and doors;
- Refurbishment of facades including:
 - Profiled flashings are added to both gables to create portal features.
 - Lower blue brick plinth.
 - Vibrant accent colour of cladding to gables and parts of front elevation to give the unit individuality.
 - Windows inserted on the front and prominent gable elevation.
 - Replacement of the goods entrance shutter to the low level internal loading area with a partially glazed sectional overhead door.
 - Fully glazed doors providing access to the main floor level.
 - All glazed areas will incorporate concealed security shutters.
- Recladding of the roof is proposed which will increase the height of the building from 6.2 m to 6.3 m.

Full details of the proposed refurbishment works are shown on the existing and proposed elevation and layout drawings submitted as part of this application.

As stated above, the proposed works will significantly enhance the appearance of the units and wider Estate. The design has had regard to the objectives of both local and national planning policies which seek to secure high quality design in all new developments. The proposed works include a modern design and high quality materials and accord with the aspirations and objectives of these design policies.

The proposed works are consistent with the role and function of the Site as an established commercial location. It will maintain and support its role in providing employment land to serve the local area, contributing to economic growth.

Ecology

The applicant has undertaken a Bat Roost Assessment of the Site and the survey undertaken by Tetra Tech is included as part of this submission.

An active common pipistrelle day roost (Roost R1) was present on the southeast elevation of Unit 1A. A day roost of common pipistrelle was confirmed within Unit 1A in 2021. This roost is of Low Conservation Significance.

An outline mitigation strategy for works has been provided as part of the report; it is proposed that the roost R1 will be compensated with one bat box (installed on refurbished Unit 1A). Another bat box will be installed on a retained tree in W4 and act as a release site for any captured bats and maintained as enhancement.

An update to the bat survey is currently being undertaken and will be issued to the Council within the next 2 weeks.

Drainage

A Drainage Statement and Plan has been submitted with the application. As part of the works any internal rainwater pipes are to be moved externally and boxed out in new positions. The new rainwater pipes are to utilise the existing perimeter combined sewer. Surface water run off from



the parking bays are to be drained via a linear drain and connected into the existing combined sewer.

Two new internal foul pop ups are proposed as part of the works. These are to discharge from the building into new PPIC chambers which ultimately connect into the existing combined sewer.

The existing private combined sewer noted ultimately discharges into the United Utilities combined sewer within Leconfield Street.

Summary and Conclusion

This application seeks planning permission for physical works to refurbish the existing industrial unit at Leconfield Industrial Estate.

The proposed development will significantly improve the appearance of the property in the industrial estate, and fully accord with the principle of securing good design.

We conclude that the proposed development accords with the development plan and all other material considerations, particularly the overarching objective of the NPPF to deliver sustainable development. We respectfully request that the application is approved and planning permission is granted without delay.

Next Stages and Contact

We look forward to discussing the details of this planning submission 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