

Planning Statement

Change of Use of contractor's plant hire depot to builder's merchants (sui generis) with associated operational development of demolitions and alterations.

JT Atkinson & Sons Ltd t/a JT Atkinson Builders Merchants

**Morris Leslie Plant Hire
Meadow Road
Whitehaven
CA28 9HY**



Background

The Applicant, JT Atkinson Builders Merchants, is a family-owned independent builders' merchant with over 160 years' experience in the supply of building materials. Its market focus is on the north of England region, with head office functions and 29 branches located in Tyne and Wear, Durham, Teesside, North Yorkshire, West Yorkshire, and Cumbria. The company is available to supply materials to both trade and private customers across the region. In recent years JT Atkinson has bought and rebranded Builders Supply (Kendal) Limited and recently received planning permission from the Lake District National Park Authority (LDNPA) to have a depot in Ambleside.

Opportunity has arisen to occupy the land and buildings currently housing Morris Leslie.

Demand

Contemporarily Whitehaven has no national or regional builder's merchant representation despite a thriving property development market being extant.

Currently loyal JT Atkinson's Whitehaven based customers have the option of:

Branch	Round trip distance	Time involved
Aspatria CA7 3DP	44 miles	1 hour 8 minutes
Cockermouth CA13 0QQ	30 miles	46 minutes
Barrow-in-Furness LA14 4QY	90 miles	2 hours 40 minutes
Penrith CA11 7EH	90 miles	2 hours

The availability of an extensive light and heavy goods merchant will greatly assist existing and potential customers.

For the record:

Travis Perkins (TP) has branches in Cleator Moor, Workington, Wigton, Keswick, Penrith, and Barrow-in-Furness.

Jewson has branches in Egremont, Workington & Barrow-in-Furness.

Opportunity

The opportunity has arisen to acquire a long leasehold and occupy the Morris Leslie Depot whose functions are being relocated elsewhere. There is not a sequentially superior site in Whitehaven whether available or not.

A strong presence in Whitehaven will decrease both journey times and their associated carbon footprint for both Applicant & customers.

Market offer

The proposed builders' merchants will supply both the light and heavy market. There will be a bathroom & kitchen display shop with associated plumbing ancillary supplies. The yard will stock timber, bricks, blocks, cement, aggregates, drainage pipework, hard landscaping materials etc. Initially one delivery vehicle will be based at the site.

Opening times

JT Atkinson operate standardised opening times across their branches:

Weekdays 07:30hrs to 17:00hrs

Saturdays 08:00hrs to 12:00hrs

There is no Sunday or Bank Holiday opening.

Employment opportunities

Initially the branch will function with 12 FTE staff including the delivery vehicle drivers, doubling the sites current employment level.

Heavy Goods Vehicle (HGV) movements

Like the character and nature of the existing occupation goods inbound will be received on planned timed deliveries from HGVs including articulated trailers.

Hough Tullett

April 2021