



Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Manning Elliott Partnership
Langlands
Pallet Hill
Penrith
CA11 0BY
FAO: Ms Elina Ylimaki

APPLICATION No: 4/25/2097/0F1

**FULL REFURBISHMENT OF VACANT INDUSTRIAL BUILDING TO OFFICES,
INCLUDING NEW WINDOWS AND DOORS ALONG WITH ANCILLARY
EXTERNAL WORKS TO SERVICE THE BUILDING
THE FLAXWORKS, MILL BUILDING 1, CLEATOR MILLS, CLEATOR**

Cleator Mill Business Park Ltd

The above application dated 21/03/2025 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans/details:

Application Form

Location Plan - Drawing No. 2413-PL-100

Existing Site Plan – Drawing No. 2413-PL-200

Proposed Site Plan – Drawing No. 2413-PL-202

Proposed Site Plan – Drawing No. 2413-PL-201 Rev. B

Proposed Landscaping Plan – Drawing No. 2413-PL203 Rev. A

Proposed Landscaping Layout 1 – Drawing No. 2413-PL203 (1) Rev. A

Proposed Landscaping Layout (2) – Drawing No. 2413-PL203 (2) Rev. A

Existing Ground Floor Plan – Drawing No. 2413-PL-300A

Existing First Floor Plan – Drawing No. 2413-PL-300B

Existing Ground & First Floor Plan – Drawing No. 2413-PL-301

Proposed Ground & First Floor Plan – Drawing No. 2413-PL-302 Rev. A

Proposed Ground Floor Plan – Drawing No. 2413-PL-303 Rev. B

GA Proposed Ground Floor Plan – Drawing No. 2413-BR-303

Proposed First Floor Plan – Drawing No. 2413-PL-304 Rev. A

Existing Elevations – Drawing No. 2413-PL-502 Rev. A

Proposed Elevations – Drawing No. 2413-PL-503 Rev. C

Proposed Typical Windows & Doors – Drawing No. 2413-PL-800 Rev. B

2413-PL-801 | Window & Door Details: Window & Door Details – Drawing No. 2413-PL-801 Rev. A; and, Window & Door Details – Drawing No. 2413-PL-801 Rev. A.

Ground Floor Levels – Drawing No. 2413-PL-300.0

The Flaxworks, Cleator Mill, West Cumbria - Design and Access Statement – Rev. A

Phase 1: Desk Top Study Report (Preliminary Environmental Risk Assessment)

Proposed Commercial Use Of Land At: Cleator Mills, Cleator, Cumbria - Report Ref: 2023-5775

Phase 1: Desk Top Study Report (Preliminary Environmental Risk Assessment)

Proposed Commercial Use Of Land At: The Flaxworks (Mill Building 1) Cleator Mills, Cumbria – Report Ref. 2025-6836

Phase 2: Ground Investigation Report Proposed Commercial Use Of Land At: The Flaxworks (Mill Building 1) Cleator Mills, Cumbria – Report Ref. 2025-6836

Drainage Report - The Flax Mill Cleator Mills Mill Street Cleator Cumbria CA23 3FA – Ref. 24-275r001B

Cleator Mills Business Park, Cleator - Transport Statement – Ref. 2024/8459/TS01 Issue 2

Cleator Mills Business Park, Cleator – Travel Plan – Ref. 2024/8459/TP01 Issue 2

Flood Risk Assessment – The Mill, The Flaxworks, Cleator – Ref. 25-176r0018

CCTV Drainage Survey - MEP Penrith - Flaxworks Cleator Mills - Cleator -
2025_07_18

Operational Drainage Management Plan – Report Ref. 25-176r002 September 2025

Existing Drainage Arrangement – Drawing No. 24-275-DWG010 Rev. A

Proposed Drainage Arrangements – Drawing No. 24-275-DWG010 Rev. E

Construction Environmental Management Plan For The Flax Works Cleator Mills Site
Cumbria - Ref. EES-CEMP 2025 received 26th August 2025

The Flaxworks, Cleator Mill, West Cumbria – 2413-PL-100 Photographs – July 2024

Biodiversity Net Gain [Design Stage] Report The Flaxworks, Cleator Mills, Cleator
February 2025

Habitat Management and Monitoring Plan Site Name: The Flaxworks, Mill Building 1,
Cleator Mills Date: 14/08/2025 Version: 1.0

Shadow Habitats Regulations Assessment (sHRA) Proposed Development:
Refurbishment and Change of Use to Offices Site: Mill Building 1, Flaxworks, Cleator
Mill, Old Kangol Road, Cleator, CA24 3JZ Prepared for: Genr8 North and Manning
Elliott Date: July 15, 2025

Bat Risk Assessment And Bat Survey Report Cleator Mills Cleator Ref. Mep-22-01
Version R1 August 2022

The Flaxworks Externals - Installation : Proposed Lighting Design - Project number :
LD6254

Reason

For the avoidance of doubt and in the interests of proper planning.

Landscaping

3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting season following the first occupation of development or in accordance with a programme which has first been submitted to and agreed in writing by the Local Planning Authority before any part of the development is occupied. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the provisions of Policy DS5 of the Copeland Local Plan 2021-2039.

Biodiversity Net Gain

4. The development hereby approved shall not be occupied until the habitat creation and habitat enhancement works detailed in the Biodiversity Net Gain [Design Stage] Report The Flaxworks, Cleator Mills, Cleator February 2025 and Habitat Management and Monitoring Plan Site Name: The Flaxworks, Mill Building 1, Cleator Mills Date: 14/08/2025 Version: 1.0 have been completed in accordance with the approved details.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

5. Within 3 months of the completion of the habitat creation and habitat enhancement works detailed in the Biodiversity Net Gain [Design Stage] Report The Flaxworks, Cleator Mills, Cleator February 2025 and Habitat Management and Monitoring Plan Site Name: The Flaxworks, Mill Building 1, Cleator Mills Date: 14/08/2025 Version: 1.0, a completion report, evidencing the completed habitat creation and habitat enhancements shall be submitted to and approved in writing by the local planning authority.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

6. The habitat creation and habitat enhancement works detailed in the Biodiversity Net Gain [Design Stage] Report The Flaxworks, Cleator Mills, Cleator February 2025 and Habitat Management and Monitoring Plan Site Name: The Flaxworks, Mill Building 1, Cleator Mills Date: 14/08/2025 Version: 1.0 shall be managed and maintained in accordance with the provisions of approved Habitat Management and Monitoring Plan Site Name: The Flaxworks, Mill Building 1, Cleator Mills Date: 14/08/2025 Version: 1.0 for a minimum period of 30 years post completion of the habitat creation and habitat enhancement works.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

7. Monitoring reports demonstrating how the habitat creation and habitat enhancement works detailed in Biodiversity Net Gain [Design Stage] Report The Flaxworks, Cleator Mills, Cleator February 2025 and Habitat Management and Monitoring Plan Site Name: The Flaxworks, Mill Building 1, Cleator Mills Date: 14/08/2025 Version: 1 is delivering on its site-wide aims and objectives and habitat condition targets shall be submitted to the Council during years 1-5, year 10, year 15, year 20, year 25 and year 30 posts completion of the habitat creation and habitat enhancement works detailed in the Biodiversity Net Gain [Design Stage] Report The Flaxworks, Cleator Mills, Cleator February 2025 and Habitat Management and Monitoring Plan Site Name: The Flaxworks, Mill Building 1, Cleator Mills Date: 14/08/2025 Version: 1.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

Ecology

8. The development shall implement all of the recommendations and mitigation measures contained in Bat Risk Assessment And Bat Survey Report Cleator Mills Cleator Ref. Mep-22-01 Version R1 August 2022.

The development shall be carried out in accordance with the approved document thereafter.

Reason

To protect the ecological interests of the site and surrounding area in accordance with Policy N1 of the Copeland Local Plan 2021-2039.

Approved Use

9. This use of this premises shall be for purposes falling within Class E(c) as defined in the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and associated ancillary uses and for no other purpose.

Reason

To prevent inappropriate development and in order that the Council may be satisfied about the details of proposal due to the particular character and location of the Application Site and to ensure accordance with the provision of Strategic Policy DS1 and Strategic Policy E6 of the Copeland Local Plan 2021-2039.

External Lighting

10. The external illumination detailed in The Flaxworks Externals - Installation : Proposed Lighting Design - Project number : LD6254 shall only be illuminated during the opening hours of the premises to which it relates.

Reason

To safeguard and enhance the character of the area and secure high quality design, prevent amenity harm and prevent ecological impacts in accordance with the provisions of Policy N1 of the Copeland Local Plan 2021-2039.

Construction Management

11. The development shall be completed in accordance with the provisions of Construction Environmental Management Plan For The Flax Works Cleator Mills Site Cumbria - Ref. EES-CEMP 2025 received 26th August 2025.

Reason

To protect the ecological interests of the site and surrounding area in accordance with Policy N1 of the Copeland Local Plan 2021-2039.

12. No work for the construction of the development, shall take place on the site, except between the hours:

07:30 - 18.00 Monday to Friday; and
08.00 - 13.00 on Saturdays.

No work should be carried out on Sundays or officially recognised public holidays.

Reason

To safeguard the amenity of neighbouring occupiers in accordance with the provisions of the National Planning Policy Framework.

Surface Water Drainage

13. The development shall not be occupied until the approved surface water and foul water drainage works have been completed on site in accordance with the approved plans/details.

The approved works shall be retained as such and maintained in accordance with the approved details for the lifetime of the development.

Reason

To ensure adequate provision is made for the management of surface water and sewage disposal in accordance with the provisions of Policy DS7 of the Copeland Local Plan 2021-2039.

Highways and Access

14. The development shall not be occupied until the approved parking layout has been constructed, marked out and made available for use

The approved parking provision shall be retained for the lifetime of the development.

The parking spaces shall be used solely for the benefit of the occupants and visitors of the development hereby approved and for no other purpose.

Reason

In the interests of highway safety in accordance with the provisions of Policy C07 of the Copeland Local Plan 2021-2039.

Ground Conditions

15. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 14 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

An assessment must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason

To prevent harm to human health and the environment in accordance with the provisions of Policy DS8 of the Copeland Local Plan 2021-2039.

Waste Management

16. The development shall not be occupied until a scheme to demonstrate how refuse and recycling will be stored and managed within the site has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented prior to first occupation of the development hereby approved and shall remain in place thereafter.

Reason

These details are required to be approved before the commencement of development to reduce and manage waste generated from the development and to safeguard and enhance the character of the area and secure high quality design, prevent amenity harm and prevent ecological impacts in accordance with the provisions of Policy DS4 and Policy N1 of the Copeland Local Plan 2021-2039.

Informative

Biodiversity Net Gain – Applicable

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Before commencing development, a Biodiversity Gain Plan needs to be submitted and approved by the local planning authority.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

The template for the preparation of a Biodiversity Gain Plan can be accessed via this link: <https://www.gov.uk/government/publications/biodiversity-gain-plan>

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

14th November 2025



Nick Hayhurst
Head of Planning and Place
Thriving Places

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.