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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Alpha Design
7 Europe Way
Cockermouth
CA13 0RJ
FAO: Mr Glen Beattie

APPLICATION No: 4/25/2336/0F1

**CHANGE OF USE TO FORM A TEMPORARY 24 HOUR CAR PARK
COMPRISING OF 95 PARKING SPACES INCLUDING 7 DISABLED PARKING
SPACES
FORMER JEWSON SITE, COACH ROAD, WHITEHAVEN**

High Grange Developments Ltd

The above application dated 02/10/2025 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 use of the land as a car park hereby permitted shall be discontinued on the 31st August 2029. At the end of this period all materials and equipment brought onto the land in connection with the use as a car park shall be removed and the land restored in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.

Reason

The use hereby approved is not considered suitable as a permanent form of development in order to safeguard the future development of the land for alternative uses in accordance with the provisions of the Copeland Local Plan 2021-2039.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:

Application Form

Location Plan – Drawing No. 17/03/903 - 01

Site Plan – Drawing No. 17/03/903 – 02 a)

Flood Risk Assessment - REF: 17/03/903 – FRA received 2nd July 2026

Former Jewson's Yard, Coach Road, Whitehaven – Ref. 784-B074839 - Transport Assessment

Biodiversity Net Gain (BNG) Exemption Statement

External Lighting Report Car Park - Coach Road, Whitehaven

CGC ORLANDO 100W LED Amenity Post Top Light – Specification Information

LED SLIM WALL PACK – Specification Information

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. Notwithstanding the details contained in Flood Risk Assessment - REF: 17/03/903 – FRA received 2nd July 2026 within three months of the date of this planning permission a surface water drainage scheme and surface water drainage maintenance regime shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme shall include details of a method to prevent the discharge of hydrocarbons from the Application Site.

The approved works shall be implemented within 3 months of their approval and shall be maintained for the lifetime of the development.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provisions of Policy DS7 of the Copeland Local Plan 2021-2039.

4. Within three months of the date of this planning permission, visibility splays providing clear visibility of 20 metres (to the east) measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge shall be provided at the junction of the access with the public highway.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or

object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays.

Reason

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

5. Within three months of the date of this planning permission a Car Park Management Plan setting out how the car park will be managed shall be submitted to and approved in writing by the Local Planning Authority.

The Car Park Management Plan shall include details of:

- The allocation and control of parking spaces
- Management and enforcement arrangements
- Measures to minimise the impact on the existing residential dwellings
- Signage and marking of parking spaces

The measures shall thereafter be implemented in accordance with the approved details for the lifetime of the development.

Reason

To ensure the safe operation of the approved car park and to safeguard the amenities of nearby residential occupiers in accordance with the relevant provisions of the National Planning Policy Framework.

6. Notwithstanding the details shown on Site Plan – Drawing No. 17/03/903 – 02 a); External Lighting Report Car Park - Coach Road, Whitehaven; CGC ORLANDO 100W LED Amenity Post Top Light – Specification Information; and, LED SLIM WALL PACK – Specification Information no external lighting shall be brought into use until a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- Position, height, design, and luminance of all lighting
- Details of light spillage (lux contours)
- Measures to minimise impacts on residential amenity

The approved lighting shall thereafter be installed and retained in accordance with the approved details.

The lighting scheme must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for environmental zone E3 contained

within The Institute of Light Engineers Guidance Note GN01/21 (dated 2021) for The Reduction of Obtrusive Light.

Reason

To protect residential amenity, to ensure high quality design and to protect the environment from light pollution in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

7. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason

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

8. 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 immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared and be submitted and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

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.

Informatives

Biodiversity Net Gain – Exemption

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 not require the approval of a biodiversity gain plan before development is begun as the proposals comprises development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat; and,
- 5 metres of on-site linear habitats such as hedgerows.

Ecological Supervision

In order avoid committing a wildlife offence under the Wildlife and Countryside Act 1981 (as amended), the applicant must employ an Ecological Clerk of Works (ECoW) for the initial clearance works of the rubble areas. The ECoW will ensure the avoidance and protection of breeding birds, small mammals, herptiles (if any) and ensure the works adhere to the procedures set out in the CEMP.

Breeding Birds

Works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

Small Mammals and Herptiles

All development work should be carried out with care to avoid small mammals such as hedgehogs, and herptiles. The ECoW will supervise the clearance of the rubble areas which must be undertaken before the hibernation period of herptiles and small mammals (starting in November, or when the nighttime temperatures are consistently below 5oC). Contractors should be briefed about the potential presence of these species groups to avoid injury to any disturbed individuals.

Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Please read the accompanying notice



Iain Fairlamb
Service Manager for Development and Implementation
Thriving Places

10th August 2026

**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.