

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2411/0F1
2.	Proposed Development:	FULL PLANNING PERMISSION FOR THE ERECTION OF 2NO. BUILDINGS FOR B2 GENERAL INDUSTRIAL AND ANCILLARY OFFICE USE, COMPRISING 6,356SQM GEA FLOORSPACE, ASSOCIATED CAR PARKING, HARD AND SOFT LANDSCAPING, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING AND BIODIVERSITY ENHANCEMENTS ACROSS THE WIDER LECONFIELD ESTATE
3.	Location:	PLOTS 9 & 12 LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Standing Advice - Data Subject To Change, Coal - Development Referral Area - Data Subject to Change, PROWs - Public Right of Way, Main River Consultation Area - Main River Consultation Area
6.	Publicity Representations &Policy	See Report
7.	Report: Site and Location This application relates to land within Leconfield, an established industrial estate which comprises 17.6ha in area and is strategically located within Cleator Moor, between the town centre and the built-up area to the north-west. It forms part of what is known as Cleator Moor Innovation Quarter (CMIQ), a 'business cluster' for the new nuclear and clean energy sectors, as a focus for collaboration, innovation and diversification. The estate currently	

accommodates some 20 industrial and warehouse units of varying sizes, a number of which are vacant. There are also several vacant / cleared plots.

Main vehicular access to the estate is via a mini roundabout off the B5295 /Leconfield Street.

The application site to which this proposal relates comprises two parts. The main site (construction zone) which is centrally located within the Estate and the separate BNG offsetting zone. The former amounts to some 3.52 ha. and is served by two existing accesses off the estate's main spine road. This is bounded to the north by an existing building part of which is occupied by a garage business, the spine road to the west facing Brannan's factory opposite and a vacant plot to the far east. To the south it is flanked by another existing factory. In the central area to the north is located plot 19 which is occupied by a 'mock up chimney' structure, granted consent in 2022 for a temporary period of two years (4/22/2256/0F1 refers) which was subsequently extended until February this year. A portion of the site to the rear is to be retained for BNG enhancements. Another parcel of land sits to the rear of plot 12 and will be retained as wet woodland.

The other part of the site comprises a substantial, crescent shaped, vacant section of partially cleared/ regenerated land. This measures some 1.83 ha in area which it is proposed to be used as a BNG Off-Setting Area for the development. This is physically separate from plots 9 and 12, being situated to the far west of the estate and borders it's northern boundary.

Relevant Planning Application History

Most Relevant:

4/24/2411/ 0F1 Full planning permission was granted for the erection of two large buildings on plots 9 and 12 of the Estate for B2 general industrial use and ancillary office use, comprising 6,356sqm GEA floorspace, with associated car parking, hard and soft landscaping, infrastructure and biodiversity enhancements. This is the subject application and was approved and issued on 18 June 2026. It is subject to a Unilateral Undertaking (UU) to ensure financial provision and delivery of associated off site highway works.

4/26/2201/DOC A subsequent application to discharge 4 of the 7 pre-commencement conditions; 3,4,8 and 9 plus the standard BNG condition, relating to highways, BNG and surface water drainage of the above consent. These were discharged on 14 August.

4/26/2276/DOC More recently an application has been received to discharge condition 19 relating to external materials which remains pending.

4/26/2132/0F1 Consent for the erection of the new hub building (for general industrial, office and research and development (E(G)(I), (II) & (III)), including car parking landscaping, associated infrastructure and biodiversity enhancements on neighbouring plot 19 (4/26/2132/0F1) was granted in July and alike plots 9 & 12 is also subject to a UU for off-site highway works. Signing of the UU is still pending.



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Others include:

4/22/2256/0F1 Temporary planning permission for the SPIDA development on plot 19 (neighbouring plot). Permission was granted on 2 September 2022 for temporary construction, testing and demolition of a mock chimney structure, erection of a demolition platform and associated works. This site is immediately adjacent to the proposed development area for Plots 9 & 12.

4/24/2236/0B1 Variation of Condition 2 (time period) of 4/22/2256/0F1 Temporary construction, testing and demolition of a mock chimney structure, erection of a demolition platform and associated works on plot 19. This was approved and extended the time period of the temporary consent until 9 February 2026. The chimney / associated work activity however is still on site and have hence breached their planning permission. This is currently being investigated.

4/22/2308/0O1- Outline application for the redevelopment of an existing industrial estate, a new industrial extension on land to the north, an additional extension for Hotel (C1) & student accommodation (sui generis) to the east comprising up to 44,350 sqm of new floorspace. Proposed uses also include research and development, light industrial, storage & distribution (class E(g)) B2, B8 uses) with ancillary food/drink (Class E(b)) education & new community facilities (Class F1 (a & e)) along with car parking, other infrastructure & full details of the accesses. This application remains pending with no decision on policy grounds relating to the industrial extension to the north.

4/22/2184/0O1 - Outline Application for the Erection of a New Building (the Hub) up to 4,000sqm in Floorspace, for Various Uses with associated access, Car Parking, Landscaping and Engineering Works with Full Details of Scale and Access. Approved 30 October 2024. Various condition discharges, S73 application and minor works for the installation of drainage have been approved since. It has now been confirmed that this is not being implemented. Instead full planning permission has been sought and granted for the Hub's redesign and relocation on plot 19, a more central location on the estate.

4/22/2211/0F1 UNIT 1A Works to Refurbish Existing Industrial Unit, approved 6 July 2022

4/22/2212/0F1 UNITS 15A-H Works to Refurbish Existing Industrial Unit, approved 6 July 2022

4/22/2213/0F1 UNITS 20A-B Works to Refurbish Existing Industrial Unit, approved 6 July 2022

4/22/2161/0F1 Use of Land as Storage and Distribution Centre (Class B8) for Gas Bottles Together with the Siting of Two Single Storey Prefabricated Cabins for Administrative Use, approved 4 August 2022

4/22/2170/0A1 Advertisement Consent for Single Totem Sign at Site Entrance, approved 4 August 2022.

Proposal

This application seeks a non-material amendment (NMA) to alter the proposed drainage attenuation tank. The amendment proposes to reduce the size of the approved tank from 960 cubic metres to one that is a lot smaller at 576 cubic metres.

Consultation Responses

Cleator Moor Town Council

no objections.

Highway Authority and Local Led Flood Authority

initially expressed some concern that the application is proposing a lot smaller tank and requested a reasoning statement / calculations to justify this which was provided (see Assessment below).

Planning Policy

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria. Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021-2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001 2016.



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The policies relevant to this application are as follows:

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Strategic Policy DS3: Planning Obligations

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy DS8: Soils, Contamination and Land Stability

Policy DS9: Protecting Air Quality

Strategic Policy E1 Economic Growth

Strategic Policy E2 Location of Employment

Strategic Policy E4 Cleator Moor Innovation Quarter at Leconfield

Strategic Policy SC1: Health and Wellbeing

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain

Policy N5: Protection of Water Resources

Strategic Policy N6: Landscape Protection

Strategic Policy N9: Green Infrastructure

Policy N14: Woodlands, Trees and Hedgerows

Policy BE2: Designated Heritage Assets

Policy BE4: Non-Designated Heritage Assets

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (NPPF) (as revised 17 August 2026).

Planning Practice Guidance (PPG).

	The Conservation of Habitats and Species Regulations 2017 (CHSR). Planning (Listed Building and Conservation Areas) Act 1990 (LBCA). Cumbria Development Design Guide (CDDG). Assessment Policy The proposal is considered to fully accord with the relevant policies of the adopted Copeland Local Plan and raises no contentious issues. Drainage / Flood Risk It transpires that the original drainage design was based on a landscaping scheme which comprised of a lot more hardstanding and non-permeable surfaces. This meant that the attenuation tank was required to hold a lot more surface water runoff. As the landscaping design has developed, there is now a lot more permeable surfaces to accommodate BNG requirements on site and therefore the tank does not need to be the size that was originally envisaged. This represents a better solution in terms of drainage and ecology, and a smaller tank would provide significant savings in terms of reduced earthworks and the cost of the tank. The Highway Authority and Local Lead Flood Authority are satisfied with the justification for the reduction in size of the tank. Following a review of the design strategies and drainage plans they noted that the attenuation tank was originally designed to allow for the future hub development connection based on 100% impermeable area for the hub site. As discussed, and confirmed via the submitted plans the combination of permeable landscaping area to the front combined with a permeable paved car park (which provides its own sub-base storage) shows that the contributing impermeable areas from the original design are significantly reduced which will reduce the surface water run off to the main SUDS Tank. As a result, they are satisfied that the tank can be reduced in volume as proposed from 960m³ to 576m³. Conclusion Taking the above into account, it has been satisfactorily demonstrated that the changes proposed by this NMA to reduce the size of the approved drainage attenuation tank are justified and will not result in any adverse material planning impacts. It is therefore recommended that the NMA be approved.
8.	Recommendation: Approve



**Cumberland
Council**

Case Officer: H. Morrison	Date : 21/09/2026
Authorising Officer: N.J. Hayhurst	Date : 22/09/20026
Dedicated responses to:- N/A	