

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

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| 1. | <b>Reference No:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4/26/2276/DOC                                                                                                                                                                                                                                                                                        |
| 2. | <b>Proposed Development:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | DISCHARGE OF CONDITION 19 OF PLANNING APPLICATION 4/25/2411/0F1                                                                                                                                                                                                                                      |
| 3. | <b>Location:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PLOTS 9 & 12 LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR                                                                                                                                                                                                                                              |
| 4. | <b>Parish:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Cleator Moor                                                                                                                                                                                                                                                                                         |
| 5. | <b>Constraints:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>ASC Adverts - ASC;Adverts,</p> <p>Flood Area - Flood Zone 2,</p> <p>Coal - Standing Advice - Data Subject To Change,</p> <p>Coal - Development Referral Area - Data Subject to Change,</p> <p>PROWs - Public Right of Way,</p> <p>Main River Consultation Area - Main River Consultation Area</p> |
| 6. | <b>Publicity Representations &amp;Policy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | See Report                                                                                                                                                                                                                                                                                           |
| 7. | <p><b>Report:</b></p> <p><b>Site and Location</b></p> <p>Leconfield, an established industrial estate, 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.</p> <p>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.</p> <p>Main vehicular access to the estate is via a mini roundabout off the B5295 /Leconfield Street which forms the main part of the southern boundary, with the C2C cycle route forming the</p> |                                                                                                                                                                                                                                                                                                      |

boundary to the North. To the west and east the estate is flanked by predominantly residential areas and community uses.

The site this application refers to is in two parts. The main site (construction zone) is centrally located within the Estate, currently vacant and relatively level. It amounts to some 3.52 ha. and is served by two existing accesses off the estate's main spine road. This part of the site 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. .

In-between plots 9 and 12 and to the rear of plot 19, is a parcel of land identified for BNG enhancements, and this will take the form of a landscaped area with some limited earthwork mounding. 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 History**

4/25/2411/0F1 - Full planning permission was granted for the erection of two new buildings for B2 general industrial and ancillary office use, comprising 6,356sqm GEA floorspace, with associated car parking, hard and soft landscaping, infrastructure and biodiversity enhancements on plots 9 and 12 Leconfield Estate on 18 June 2026. It was subject to 19 conditions and a Unilateral Undertaking requiring financial contributions for identified off site highway works.

4/26/2201/DOC - An application to discharge pre-commencement conditions 3,4,8 & 9 relating to 4/25/2411/0F1 has recently been approved.

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 which has recently been signed.

### **Proposal**

This application seeks to discharge a further condition – number 19 of the planning



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permission 4/25/2411/0F1. This refers to external materials details and samples of which require submitting and approving before any superstructure is erected.

### Assessment

Condition 19 relates to external materials and states:

No superstructure shall be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and retained for the lifetime of the development.

Reason To ensure a satisfactory appearance of the development in the interests of visual amenity.

To support the discharge application an external materials specification has been provided - 'LUF-MSC-XX-XX-T-RM-4009-REV B, PLOTS 9 & 12 LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR Planning Reference 4/25/2411/0F1'.

This document identifies the external materials proposed for the hard landscaping surfaces of the development. It has been updated from the original submission to include the use of contrast colours for the accessible paving areas; these will comprise the standard red for the tactile blister paving and buff for the tactile hazard paving. As for the parking area a darker contrast finish is identified for the parking bays.

For the two approved buildings the following external cladding materials and colours are proposed:

#### Plot 9

Main building façade ((LUF-NOR-09-ZZ-D-A-00101/102)

- RAL 9005 Black
- RAL 1017 Saffron Yellow

#### Plot 12

Main building façade (LUF-NOR-12-ZZ-D-A-00101)

- RAL 9005 Black
- RAL 240 40 40 Solent Blue

### Consultation Responses

In response to consultations, the Highway Authority raises no objection, and our

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|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
|                                           | <p>Conservation Officer considers that the palette of external materials is appropriate to the design and location and should help create an attractive and distinctive sense of place.</p> <p><b>Conclusion</b></p> <p>Taking into account the above, it is considered that the submitted details are acceptable and that condition 19 of planning permission 4/25/2411/0F1 can be discharged.</p> |                          |
| 8.                                        | <p><b>Recommendation:</b></p> <p>Approve discharge of condition 19</p>                                                                                                                                                                                                                                                                                                                              |                          |
| <b>Case Officer: H.S. Morrison</b>        |                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Date : 08/10/2026</b> |
| <b>Authorising Officer: N.J. Hayhurst</b> |                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Date : 09/10/2026</b> |
| <b>Dedicated responses to:- N/A</b>       |                                                                                                                                                                                                                                                                                                                                                                                                     |                          |