

One Station Square  
Cambridge  
CB1 2GA

T:  
F:

Your ref:  
Our ref:

Planning Department,  
Copeland Borough Council,  
The Copeland Centre,  
Catherine St,  
Whitehaven,  
CA28 7SJ

23 December 2021

Dear Sir / Madam,

**RETROSPECTIVE FULL PLANNING APPLICATION AT UNIT 2, JOE MCBAIN AVENUE, WHITEHAVEN COMMERCIAL PARK, WHITEHAVEN, CA28 8EA FOR THE FOLLOWING:**

- Newly constructed building to be used as a workshop and store to provide additional space to accompany the approved building known as Unit 2. The new building will in essence be an extension of the activities carried out in the main workshop to include storing of plant and equipment (including welfare units) and servicing and repairs of the same. There will be a small, ancillary office/store located to the rear corner and apart from that the building will be open plan with a few perimeter work stations to create safe and appropriate stations for repairs, servicing and testing to be performed. The small office/store will contain racking for storing small seasonal items, whilst there will also be an office workstation for the foreman.
- It should be noted that reserved matters approval was granted for two buildings under ref: 4/94/0339/O but only one of these buildings was originally constructed. It has not been possible to ascertain the location of the second building that was not constructed from ref: 4/94/0339/O because the Council have confirmed in an email on 19th November 2021 that they only have records on the system dating back to around 2000. The recently constructed building which this application is applying to regularise has a floor area of 300m<sup>2</sup>.
- Change from hard core to concrete surface. Hard core was approved under ref: 4/20/2369/0F1 at the site but it was decided that concrete would provide a more robust surface.

It should be noted that a Design and Access Statement is not required because the application site is 0.66 ha and the newly constructed building has a floor area of less than 1000m<sup>2</sup> and so the application is not a major application. Furthermore, the site is not located in a 'designated area' as defined by the Development Management Procedure Order (2015) (as amended).

The application is supported by the following information to enable validation:

- Application Forms and covering letter
- Site Location Plan AL(0)001 C;
- Existing Site Plan AL(0)004;
- Site Plan Ownership and Lease Areas;
- Site Plan approved under ref: 4/20/2369/0F1;

- Elevations 1 of 2 of Building;
- Elevations 2 of 2 of Building;
- Floor Plan / Roof Plan;
- Sections of Building;
- CGI Images of Building;
- Noise Impact Assessment Report ;
- Planning Statement;
- GAP Green Action Plan.

Notice was served on the various owner's of the western part of the site on 23 December 2020. The applicant is the owner of the eastern part of the site.

In the meantime, should you have any queries, then please do not hesitate to contact me.

Yours sincerely,

**James Stone MRTPI**  
Associate