

**PLANNING STATEMENT ATTACHED TO THE PROPOSED USE OF THE FORMER
WORKS FOR YOU PREMISES AT ENNERDALE ROAD, CLEATOR MOOR
AS A CONVEINEECE RETAIL PREMISES.**

STATEMENT PREPARED BY: MR MIKE CARR MSc MRTPI, MAT DESIGN LIMITED

ON BEHALF OF: MR THAPESAN POSARASA

DATE: NOVEMBER 2025

1. INTRODUCTION

This planning statement has been prepared to support a Lawful Development Certificate (Proposed) application and should be considered in conjunction with the existing and proposed floor plans, along with the most up to date advice set out in the Use Classes Order.

2. THE APPLCIATION SITE

The business premises that is the subject of this application is the former the former Works for You premises, which is located along the southern side of Ennerdale Road, Cleator Moor. The site most recently operated as the trading arm of the registered charity Home to Work Limited, which ceased to trade in March 2025. Prior to that, the premises was used for commercially by Speedy Hire Limited, which is one of the UK's leading tool hire providers.

The premises is a single storey building that is made up of customer service and sales, office and storage space, a rest room, kitchen and employee welfare facilities, along with outdoor storage and car parking. In terms of the site position in the locality, it is sustainably located within the settlement of Cleator Moor, whilst Ennerdale Road provides the sites main frontage, which provides access to and from the site.

Project:

PROPOSED USE OF THE FORMER WORKS
FOR YOU PREMISES AT ENNERDALE
ROAD, CLEATOR MOOR. CA25 5LD - LDC
PROPOSED

By:
MCC

Date:
5/11/2025
Revision:

3. STREET SCENE IMAGERY



April 2009 = Site operates as Speedy Hire



August 2022 – Site operates as

4. PLANNING HISTORY

There is no planning history available on the Local Planning Authority planning register that would affect the consideration of this Lawful Development Certificate (Proposed) application.

5. CURRENT USE CLASSES ORDER

The current Use Classes Order was last updated on 1 September 2020 when Use Class A1 was revoked. Use Class A1 was then effectively replaced within the provisions of the new Class E - Commercial, Business and Service, which have greater clarification to the use of commercial premises and placed many commercial/office uses under the same Use Class umbrella.

The knock-on effect of these changes was that Use Class E premises then had greater flexibility in terms of the uses they could operate under, without the need to apply for full planning permission. These Use Class extend across the following areas of use:

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,
 - **E(g)(ii)** Research and development of products or processes
 - **E(g)(iii)** Industrial processes

6. EXISTING LAWFUL USE OF THE PREMISES

The premises operated from at least April 2009 under the Speedy Hire Limited business, which provided its customers with sales and services including the display and retail sale of goods (other than hot food). To support these commercial activities, the application site also provided floor space for offices to carry out operational or administrative support functions that included customer service, professional services to the public, general administration and staff support services. The Class E uses that formed the Speedy Hire Limited business covered a range of Commercial, Business and Services covering Use Class E(a), Class E (c)(ii), E(c)(iii), E(g) and E(g)(i), all of which fall squarely with the wider Use Class E Commercial, Business and Services Use

When the Speedy Hire Limited business ceased to operate from the site in 2020, the site was taken over by the Work for You use that provided a range of services to the public and was the trading arm of the registered charity Home to Work Limited. This use also covered Commercial, Business and Services Uses under Class E(a), Class E (c)(ii), E(c)(iii), E(g) and E(g)(i), all of which fall squarely with the wider Use Class E Commercial, Business and Services Use

7. PROPOSED USE/USE CLASS AND RESTRICTIVE CONDITIONS

The proposals for the site are to use the floor space for retail convenience goods sales, which fall squarely within Use Class E(a) (Commercial, Business and Services), which reflects the use of the application site overtime by both Speedy Hire Limited and Work for You/ Home to Work Limited.

As we understand it, there are no planning applications shown on the Council's planning application web page, which would control or restrict the use of the site within Use Class E.

8. THE PROPOSED USE AND CONCLUSIONS

The applicant proposes to use the premises as a retail premises with minor internal alterations so that the commercial floor space area can be used lawfully under Use Class E(a) - Display or retail sale of goods, other than hot food. No external alterations are proposed by this application that would affect the external appearance of the building.

Taking this into account and that the previous lawful use of the buildings (under Use Class A1 was revoked and replaced with Use Class E in September 2020, this application **seeks confirmation from the Local Planning Authority that planning permission is not required for the proposed use of the building under Use Class E**, and we would therefore ask that the Local Planning Authority issue the requested Lawful Development Certificate.