

# Allerdale Borough Council

---

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2010

## Grant of Planning Permission Subject to S106 Legal Agreement

**To:** Mr Eddie Ward  
Northern Developments Limited  
First Floor Suite  
Oakvale House  
Thomas Lane  
Burgh Road Industrial Estate  
Carlisle CA2 7ND

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockermouth Cumbria

**Applicant:** M-Sport Limited

**Date Valid:** 28 May 2014

As authorised by the above legislation Allerdale Borough Council **grant planning permission** for this application subject to compliance with the following conditions and reasons:

Full permission - Demolition of up to seven buildings including School House, Hodgson House and Howard House. Evaluation Centre (B1) including testing and evaluation facility (2.5km in length), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cocker mouth Cumbria

---

Conditions and reasons contd

1. **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**  
Reason: In order to comply with Section 51 of the Planning & Compulsory Purchase Act 2004.
  
2. **Unless otherwise specified by separation condition, the development hereby permitted shall be carried out solely in accordance with the following plans:**  
**081010-004A Demolition Plan**  
**081010-005A Detailed Planning dwg**  
**081010-007 Mitigation Plan amended 29th August 2014**  
**081010-100A Site Boundary Plan**  
**081010-102E Masterplan**  
**081010-103G MEC - Level 0**  
**081010-104D MEC - Level 1**  
**081010-105A MEC - Roof Plan**  
**081010-106B MEC - Sections**  
**081010-107C MEC - Elevations**  
**081010-150A Sound Attenuation Bunds**  
**081010-151C Planting Plan**  
**081010-152A Underground Fuel Store**  
**081010-153A Photovoltaic Panels to MEC**  
**081010-154B Eastern Access**  
**081010-500D Grounds Maintenance Shed & Fuel Store**  
**099-02-T-PL-001B Track Plan Layout - FIA Fills**  
**099-02-T-PL-001B Track Plan Layout - Apex Fills**  
**099-02-3DCL-001A Track Centreline Geometry Plan**  
**099-02-T-3DLS-001B Track Profile Chainage (8 Dwgs)**  
**099-02-T-3DXS-001B Track Cross Sections (7 Dwgs)**  
**099-02-T-3DCT-001B Track Contours**  
**099-02-T-3DEW-001B Track Cut and Fill**  
**099-02-G-PL-001B Track Conduit Plan**

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

**099-02-G-PL-002A Drainage Plan**

**48609-DR-S-S2-0010E Drainage strategy plan**

**M-Sport Environmental Statement and Environmental Statement and Addendum**

Reason: To ensure a satisfactory standard of Development and for the avoidance of doubt.

3. **The temporary widening of the eastern access from the A594 hereby approved shall be limited to the duration of the construction works associated with this full planning permission. On completion of the construction works associated with this full planning permission, the eastern access shall be re-instated to its present width and the westerly stone pier re-constructed to match its present form (i.e. before any works commenced). The re-instatement shall be completed within a period of six months from the construction works being substantially completed, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In order to ensure that the boundary wall to the listed Dovenby Hall is re-instated in an appropriate manner, in accordance with Policy S27 of the Allerdale Local Plan (Part 1) 2014.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

4. **Prior to the first use of any part of the approved development full details of a lighting scheme (including details of all lamps, plus levels and hours of illumination) for the operational phase of the evaluation and testing facility and track has been submitted to and approved in writing by the Local Planning Authority. The details shall be accompanied by a lighting impact assessment by a suitably qualified engineer. Any lighting scheme shall be installed in accordance with the approved details and shall be fully operational before the use commences. The measures shall be retained as approved and maintained operational for the lifetime of the development.**  
Reason: In the interests of preserving the amenity and protecting species/habitats, in compliance with the National Planning Policy Framework and Policies S32 and S35 of the Allerdale Local Plan (Part 1), Adopted July 2014.
5. **No development shall take place until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include the following:**
  - (a) **Traffic Management Plan to include all traffic associated with the development, including site and staff traffic, off site parking, turning and compound areas;**
  - (b) **Procedure to monitor and mitigate noise and vibration from the construction and demolition and to monitor any properties at risk of damage from vibration, as well as taking into account noise from vehicles, deliveries. All measurements should make reference to BS7445.**
  - (c) **Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, and light pollution.**
  - (d) **A written procedure for dealing with complaints regarding the construction or demolition;**
  - (e) **Measures to control the emissions of dust and dirt during construction and demolition;**
  - (f) **Programme of work for Demolition and Construction phase;**

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthwaite Cumbria

---

Conditions and reasons contd

**(g) Hours of working and deliveries shall be limited to 8am until 6pm Monday to Friday; 8am until 1pm Saturday and no working on Sunday or Bank Holidays**

**(h) Details of construction lighting on site**

**(i) Environmental monitoring plan**

**(j) Plant usage**

**(k) Measures to prevent pollution to the water environment**

**(l) Measures to prevent polluted run-off into the designated ASNW**

**The approved statement shall be adhered to throughout the duration of the development.**

Reason: In the interests of the amenity of the occupiers of neighbouring properties, to prevent pollution of the environment and to protect important habitats/species in compliance with the National Planning Policy.

6. **No operational use of the test track facility shall commence until an updated Noise Management Plan (based on the principles and community noise levels set out in the Noise Management Plan Issue No 1 dated November 2014 - excluding category 1 activity which shall not be permitted) has been submitted to and approved in writing by the Local Planning Authority and until the completion of physical testing on site in order to demonstrate compliance with agreed Community levels.**

**The Noise Management Plan shall include the following:**

**\* details of M Sport operational and management structure**

**\* details of how the Council will access a noise monitoring system at all times**

**\* details of the sound control and monitoring scheme and methodology used (including consideration of maximum noise levels) to demonstrate compliance with the community levels**

**\* details of the measures proposed to ensure compliance with the community levels including reference to hours of operation, number of days and sound levels and the type of vehicles and activity that will be permitted at the track**

**\* a detailed complaints procedure**

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

**A review of the Noise Management plan shall take place within the first six months of the operational use of the test track facility commencing and then annually thereafter. At all times the test track facility shall operate in accordance with the most recently approved Noise Management Plan. The test track shall operate at all times in accordance with the Community Levels as set out in the Noise Management Plan.**

Reason: In the interests of amenity and to minimise disturbance to wildlife, in accordance with Policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2014.

7. **There shall be no use of the track for racing of vehicles or competition. There shall be no spectators, other than for M Sports corporate activities.**

Reason: In the interests of amenity, in accordance with Policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2014.

8. **All specification details of the proposed bunding shall be submitted to and approved in writing by the Local Planning Authority before construction of the bunding commences. No use of the test track shall commence until the mitigation bunding has been constructed as approved.**

Reason: In the interests of preserving amenity, in compliance with the National Planning Policy Framework and Policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2014.

9. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order relating to permitted development, no use of the land falling within Part 4 Temporary Buildings and Uses, Class B, of the said Order shall be carried out without the prior written approval of the Local Planning Authority.**

Reason: In the interests of preserving amenity, in compliance with the National Planning Policy Framework and Policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2014.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

10. **Construction of external finishes of any building shall not commence until details and representative samples of all external and roofing materials (including colour finish) have been submitted to and approved in writing by the Local Planning Authority. Only the materials so approved shall be used in the development as approved.**

Reason: To ensure a satisfactory standard of development which is compatible with the character of the surrounding area, in compliance with the National Planning Policy Framework and Policy DM14 of the Allerdale Local Plan (Part 1), Adopted July 2014.

11. **The laying of external floor surfaces shall not commence until details of the treatment and finishes of all surfaces within the site have been submitted to and approved by the Local Planning Authority. The details so approved shall be completed prior to the use of the development commencing and shall be retained at all times thereafter.**

Reason: To ensure a satisfactory standard of development which is compatible with the character of the surrounding area, in compliance with the National Planning Policy Framework and Policy DM14 of the Allerdale Local Plan (Part 1), Adopted July 2014.

12. **Details of the siting, height and type of any means of enclosure (screen walls/fences/other means of enclosure) shall be submitted to and approved in writing by the Local Planning Authority prior to being erected. The means of enclosure shall be constructed only in accordance with the approved details.**

Reason: To ensure a satisfactory standard of development which is compatible with the character of the surrounding area.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

13. **No part of the development hereby permitted shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme/detailed plans of hard and soft landscaping, including:**
- 1. details of any trees to be retained, together with measures for their protection during construction**
  - 2. measures for the protection of areas of woodland during construction**
  - 3. a buffer zone to the Ancient Semi Natural Woodland (ASNW), to be kept clear of all construction work, plant & machinery**
  - 4. Compensatory planting for the loss of ASNW/PAWS by way of new native woodland. This area shall subsequently be retained for the lifetime of the development.**
  - 5. Details of a replacement planting scheme at a ratio of 1:1 for all other trees/woodland.**
- All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species, unless otherwise agreed in writing by the Local Planning Authority.**
- Reason: In order to enhance the appearance of the development, mitigate for removal trees/woodland and to minimise the impact of the development in the locality.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ



**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

14. **The use of the construction access off the A594, shall not commence until the improvements to the access shown on Drawing 080110/154 have been completed in accordance with the approved details. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, or object of any kind shall be erected or placed and no trees, bushes or other plants which exceed 1m in height shall be planted or be permitted to grow within the visibility splay which would obstruct the visibility splays, during the period the access is in use. The access shall be closed off, when not required for construction traffic/operations. A sufficient amount of the construction access and turning/manoeuvring/parking space shall be developed so construction traffic enters and leaves the A594 in a forward direction of travel, within a single turning manoeuvre.**

Reason: In the interests of highway safety.

15. **The use of the evaluation centre and testing facility shall not commence until the road access, parking and hardstanding areas have been constructed in accordance with the approved plans. All such provision shall be retained, capable of use for the lifetime of the development and shall not be removed or altered thereafter, without the prior consent of the Local Planning Authority.**

Reason: To ensure a minimum standard of access and parking when the development is brought into use.

16. **Prior to the occupation of the evaluation centre building the refuge island/footways at the A594/C2038 junction, two 'request bus stops' to the north and south of the A594 carriageway, and the footway along the A594 west of Orchard House to Main Street junction, as shown on the approved plans, shall be constructed in accordance with the approved details.**

Reason: In the interests of highway safety.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

17. **No development approved by this planning permission shall take place until such time as a detailed drainage design which demonstrates how rainfall events up to 1 in 100 plus Climate Change are dealt with via on site storage. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing, by the local planning authority.**  
Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
18. **The development hereby permitted shall not be commenced until such times as a scheme to install underground tanks has been submitted to, and approved in writing by, the local planning authority. The scheme shall include the full structural details of the installation, including details of: excavation, the tanks, tank surround, associated pipe work and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.**  
Reason: To prevent pollution of the water environment and the underlying aquifer.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

19. **No development shall commence until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved, in writing, by the local planning authority:**
- 2) A site investigation scheme, based on the findings of the submitted document 'M Sport Mixed Use Development at Dovenby - Phase 1' to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.**
  - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.**
  - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Application of this condition shall not be general but shall be specific to areas where pollution by fuel tanks or other contaminative storage areas has been identified. The scheme shall be implemented as approved.**
- Reason: To protect the water environment.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

20. **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 immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use. All works shall be undertaken in accordance with current UK guidance, particularly CLR11.**  
Reason: To protect the water environment and human health.
21. **No development shall commence until a detailed method statement, which includes the timing of works, proposed mitigation measures (including details and location of replacement bat roosts or bat/bird boxes), and a monitoring strategy during and post construction, that comprehensively addresses all habitat and species and which draws on and consolidates the mitigation measures and recommendations of the Environmental Statement Ecology Technical Appendix, the Environmental Statement Landscape and Visual Technical Appendix, the Woodland Management Plan, Arboricultural Report, Preliminary Tree Assessment for Bat Roost Potential and Botanical Assessment, has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken only in accordance with the approved method statement.**  
Reason: In order to secure appropriate mitigation and monitoring of ecology interests on and adjacent to the site, in accordance with Policy S35 of the Allerdale Local Plan.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

22. **No development shall commence until alternative facilities to compensate for the loss of the cricket pitch by way of a new facility which shall include a England Cricket Board approved non turf pitch have been provided and made available for use in accordance with details to be submitted to, and approved in writing by, the local planning authority, after consultation with Sport England.**

Reason: To ensure the provision of alternative facilities in accordance with the requirements of Policy S25 of the Allerdale Local Plan (Part 1) adopted July 2014.

Outline permission - For future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works.

23. **Before any works commence details of the layout, scale and appearance, and landscaping, of the site (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To enable the Local Planning Authority to assess all the details of the development.

24. **The submission of all reserved matters applications shall be made no later than the expiration of 5 years beginning with the date of this permission and the development shall begin no later than whichever is the later of the following dates:**

**(a) The expiration of 5 years from the date of the grant of this permission, or  
(b) The expiration of 2 years from the final approval of the reserved matters or, in the case of approval on difference dates, the final approval of the last such matter to be approved.**

Reason: In order to comply with Section 92 of the Town and Country Planning Act 1990.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

25. **The details submitted under the reserved matters application shall include a programme showing the phasing of the development to be submitted to and approved by the Local Planning Authority and the development shall not proceed other than in accordance with the approved programme.**  
Reason: To serve in the public and visual interests a satisfactory correlated order of development in accordance with the National Planning Policy Framework and Policies S5 and DM14 of the Allerdale Local Plan (Part 1), Adopted July 2014.
26. **Unless otherwise specified by separation condition, the development hereby permitted shall be carried out solely in accordance with the following plans:**  
**081010-004A Demolition Plan**  
**081010-006A Outline Planning dwg**  
**081010-007 Mitigation Plan amended 29th August 2014**  
**081010-100A Site Boundary Plan**  
**081010 - 102E Masterplan**  
**081010-151C Planting Plan**  
**081010-154B Eastern Access**  
**081010-500D Grounds Maintenance Shed & Fuel Store**  
**48609-DR-S-S2-0010E Drainage strategy plan**  
Reason: To ensure a satisfactory standard of development and for the avoidable of doubt.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

27. **Prior to the first use of any part of the approved development full details of a lighting scheme (including details of all lamps plus levels and hours of illumination) for that phase has been submitted to and approved in writing by the Local Planning Authority. The details shall be accompanied by a lighting impact assessment by a suitably qualified engineer. Any lighting scheme shall be installed in accordance with the approved details and shall be fully operational before the use of that phase of development commences. The measures shall be retained as approved and maintained operational for the lifetime of the development.**

Reason: In the interests of preserving the amenity and protecting species/habitats, in compliance with the National Planning Policy Framework and Policies S32 and S35 of the Allerdale Local Plan (Part 1), Adopted July 2014.

28. **No development of any phase shall take place until a Demolition and Construction Method Statement for that phase has been submitted to and approved in writing by the Local Planning Authority. The statement shall include the following:**
- (a) Traffic Management Plan to include all traffic associated with the development, including site and staff traffic, off site parking, turning and compound areas;**
  - (b) Procedure to monitor and mitigate noise and vibration from the construction and demolition and to monitor any properties at risk of damage from vibration, as well as taking into account noise from vehicles, deliveries. All measurements should make reference to BS7445.**
  - (c) Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, and light pollution.**
  - (d) A written procedure for dealing with complaints regarding the construction or demolition;**

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

**(e) Measures to control the emissions of dust and dirt during construction and demolition;**

**(f) Programme of work for Demolition and Construction phase;**

**(g) Hours of working and deliveries shall be limited to 8am until 6pm Monday to Friday; 8am until 1pm Saturday and no working on Sunday or Bank Holidays**

**(h) Details of construction lighting on site**

**(i) Environmental monitoring plan**

**(j) Plant usage**

**(k) Measures to prevent pollution to the water environment**

Reason: In the interests of the amenity of the occupiers of neighbouring properties, to prevent pollution of the environment and to protect important habitats/species in compliance with the National Planning Policy Framework and Policies S32 and S35 of the Allerdale Local Plan (Part 1), Adopted July 2014.

29. **Before the use commences, all details of odour abatement measures to be installed at the hotel shall be submitted to and approved in writing by the Local Planning Authority prior to development. The details shall be implemented as approved and retained for the lifetime of the use of the development and shall be operated and maintained in accordance with the manufacturer's instructions.**

Reason: In the interests of the amenity of the occupiers of neighbouring properties, in compliance with the National Planning Policy Framework and Policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2014.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ



**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

30. **Before the use commences a scheme showing details of sound level data and noise control measures of all fixed plant and equipment to be installed on site shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the commencement of the permitted use and shall thereafter be operated and retained as approved.**  
Reason: In the interests of the amenity of the occupiers of neighbouring properties, in compliance with the National Planning Policy Framework and Policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2014.
31. **No part of the external finish of any building hereby permitted shall be constructed until details and representative samples of all external and roofing materials (including colour finish) for that particular building have been submitted to and approved in writing by the Local Planning Authority. Only the materials so approved shall be used in the development as approved.**  
Reason: To ensure a satisfactory standard of development which is compatible with the character of the surrounding area, in compliance with the National Planning Policy Framework and Policy DM14 of the Allerdale Local Plan (Part 1), Adopted July 2014.
32. **The laying of surfaces for access roads, car parks and hard landscaping for any phase shall not commence until details of the treatment and finishes of all surfaces for that phase of development have been submitted to and approved by the Local Planning Authority. Only the treatment and finishes so approved shall be used in the development as approved.**  
Reason: In order to ensure a satisfactory standard of development in relation to its surroundings, in compliance with the National Planning Policy Framework and Policy DM14 of the Allerdale Local Plan (Part 1), Adopted July 2014.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

33. **Details of the siting, height and type of any means of enclosure (screen walls/fences/other means of enclosure) for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority prior to being erected. The means of enclosure shall be constructed only in accordance with the approved details before use of that phase commences.**  
Reason: To ensure a satisfactory standard of development which is compatible with the character of the surrounding area.
34. **Full engineering details showing the access, parking, turning and loading/unloading facilities for vehicles entering/exiting the site, including the provision of parking spaces in accordance with the Cumbria Parking Standards, shall be submitted with any Reserved Matters application. Where Reserved Matters are sought only in relation to part of the scheme, the level of detail required shall be commensurate with that part of the development. No development shall be brought into use until the facilities have been constructed and are available for use as approved. Such facilities shall be kept available for the approved purpose at all times thereafter.**  
Reason: To ensure appropriate standards of construction.
35. **The development hereby permitted shall not be commenced until such times as a scheme to install underground tanks has been submitted to, and approved in writing by, the local planning authority. The scheme shall include the full structural details of the installation, including details of: excavation, the tanks, tank surround, associated pipe work and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.**  
Reason: To prevent pollution of the water environment and the underlying aquifer.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

36. **No development approved by this planning permission shall take place until such time as a detailed drainage design which demonstrates how rainfall events up to 1 in 100 plus Climate Change are dealt with via on site storage. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing, by the local planning authority.**  
Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
37. **The minimum finished floor level for the hotel hereby approved shall be set at least 300mm above the predicted 1 in 1000 year fluvial flood levels in the Dovenby Beck for the reach of the watercourse (i.e. between 64.32mAOD and 72.15mAOD).**  
Reason: To ensure that the proposed development is resilient to fluvial flooding.
38. **No development of any phase shall commence until a scheme that includes the following components to deal with the risks associated with contamination of that phase has been submitted to and approved, in writing, by the local planning authority:**  
2) **A site investigation scheme, based on the findings of the submitted document 'M Sport Mixed Use Development at Dovenby - Phase 1' to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.**  
3) **The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.**

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

**4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Application of this condition shall not be general but shall be specific to areas where pollution by fuel tanks or other contaminative storage areas has been identified. The scheme shall be implemented as approved.**

Reason: To protect the water environment.

**39. 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 immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use. All works shall be undertaken in accordance with current UK guidance, particularly CLR11.**

Reason: To protect the water environment and human health.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

40. **No development shall commence until protective fencing has been erected, in a manner to be submitted to and approved in writing by the Local Planning Authority, around the two earthwork sites and the well shown in drawing numbers MMD-299469-EVT-DR-XX-001 and MMD-299469-EVT-DR-XX-002 in appendix C of the Environmental Statement Historic Environment Technical Appendix Volume III, and the listed medieval cross base. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. The protective fencing shall be retained as approved throughout the construction period of the development.**

Reason: To protect the listed medieval cross and remains of archaeological interest in accordance with Policy S27 of the Allerdale Local Plan Part 1.

41. **No development within the area of the hotel shall commence until detailed plans for permanent protective measures to the listed medieval cross base have been submitted to and approved in writing by the Local Planning Authority. The approved permanent protection measures shall be implemented following removal of the temporary protection measures required during the construction phase, and shall be completed before the hotel is brought into use. The approved permanent protection measures shall thereafter be retained for the lifetime of the development.**

Reason: To protect the listed medieval cross in accordance with Policy S27 of the Allerdale Local Plan Part 1.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

42. **No development within the area of the hotel or future expansion space shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. This written scheme will include the following components:**
- i) An archaeological evaluation;**
  - ii) An archaeological recording programme the scope of which will be dependant upon the results of the evaluation;**
  - iii) Where appropriate, a post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of the results for publication in a suitable journal.**

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination or recording of such remains)in accordance with Policy S27 of the Allerdale Local Plan Part 1.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockermouth Cumbria

---

Conditions and reasons contd

43. **No phase of the development shall commence until a detailed method statement for that phase, which includes the timing of works, proposed mitigation measures (including details and location of replacement bat roosts or bat/bird boxes), and a monitoring strategy during and post construction, that comprehensively addresses all habitat and species (particularly bats) and which draws on and incorporates the mitigation measures and recommendations of the Environmental Statement Ecology Technical Appendix, the Environmental Statement Landscape and Visual Technical Appendix, the Woodland Management Plan, Arboricultural Report, and Botanical Assessment, has been submitted to and approved in writing by the Local Planning Authority. That phase of development shall be undertaken only in accordance with the approved method statement.**

Reason: In order to secure appropriate mitigation and monitoring of ecology interests on and adjacent to the site, in accordance with policy S35 of the Allerdale Local Plan.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ

**Reference:** 2/2014/0350

**Proposal:** Demolition of up to seven buildings including School House, Hodgson House and Howard House. Full planning application for M Sport Evaluation Centre (B1), testing and evaluation facility (2.5km in length) (Sui Generis), car parking (242 spaces), earthworks including sound attenuation bunds, surface water attenuation ponds, grounds maintenance shed incorporating fuel store (B1 & B8) and separate underground fuel tank. Temporary widening of eastern access from A594 for construction vehicles. Outline planning application for future expansion space of 5000sqm (use class B1), Offices 2450sqm (B1), 60 bed Hotel 6000sqm (C1) all to include associated parking and external works

**Location:** Dovenby Hall Dovenby Cockerthorpe Cumbria

---

Conditions and reasons contd

44. **Any reserved matters application seeking approval of the details of landscaping shall include:**
- (1) details of any individual trees to be retained, together with measures for their protection during construction**
  - (2) measures for the protection of areas of woodland during construction**
  - (3) details of a replacement planting scheme at a ratio of 1:1 for all other trees/woodland**

**All planting, seeding or turfing comprised within the landscaping details shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In order to enhance the appearance of the development, mitigate for removed trees/woodland and to minimise the impact of the development in the locality.

  
**Head of Development Services**

Dated: 16 January 2015

**NB** Your attention is drawn to the notes overleaf regarding appeals.

---

All correspondence to: Head of Development Services  
Allerdale House  
Workington  
Cumbria CA14 3YJ



## **Proactive Statement**

The Local Planning Authority has acted positively and proactively in determining this application by identifying planning policies, constraints, stakeholder representations and matters of concern within the application (as originally submitted) and where appropriate negotiating, with the Applicant, acceptable amendments and solutions to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

## **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 for the Environment under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Customer Support Team, Room 3/13, Temple Quay House, 2 The Square, Bristol, BS1 6PN or on line via the website [www.planningportal.gov.uk](http://www.planningportal.gov.uk)  
Email: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk) Tel: 0303 444 5000
- The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

## **Purchase Notices**

- If either the local planning authority or the Secretary of State for the Environment 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 VI of the Town and Country Planning Act 1990.

## **Note to Applicant**

- This planning permission is in response to your application submitted under the Town and Country Planning Act 1990.
- You are advised however that a separate consent under the Building Regulations might also be required. If that is the case the development should not be commenced unless such approval has first been obtained.
- If as a result of meeting Building Regulations requirements or for any other reason it is necessary to revise the plans that have been approved, you will need to seek to either amend your planning permission, or to submit a new application if the changes are significant. You should seek advice from the Planning Office as to what may be required.