



Cumberland Council
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Carlisle
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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

This Permission is Subject to a Section 106 Agreement

Sam Greig Planning
Sunnyside
Moorhouse Road
Moorhouse
Carlisle CA5 6EJ
FAO: Sam Greig

APPLICATION REFERENCE: 4/21/2554/0R1

**RESERVED MATTERS APPROVAL FOR ACCESS, LAYOUT, SCALE,
APPEARANCE AND LANDSCAPING FOR PLANNING APPROVAL
4/17/2391/001 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
(19 DWELLINGS)**

LAND TO NORTH OF FLOSH MEADOWS, CLEATOR

Richard Mulholland

The above application dated 16/12/2021 has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

1. The development shall be carried out in accordance with the plans submitted and in accordance with the planning conditions attached to the outline planning permission.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Reserved Matters:

Planning Application Form

Site Location Plan – Drawing No. PS A105041-2 01

Proposed Site Plan – SR12, SR12A and Top Meadows – Drawing No, 1236 20 Rev. -

Proposed House Types 1 of 3 – Drawing No. 1236 21 – Rev. –

Proposed House Types 2 of 3 - Drawing No. 1236 22 – Rev. –

Proposed House Types 3 of 3 - Drawing No. 1236 22 – Rev. –

Sandstone Specification Rev. A

Condition 5 (Highway Design):

SRA12 & Top Meadows Surface Finishes – Drawing No. 1842 1032 P2

Proposed Long Sections Sheet 1 – Drawing No. 1842 11 T5

Highway Construction Details- Drawing No. 1842 - 41 T3

SRA12 & Top Meadows Engineering Layout - Drawing No. 1842 1002 P6

Outdoor Lighting Report – Project No. SHD629

Flosh Meadows, Cleator – Phase 2 – Proposed Equipment Schedule – Ref.

SHD629-SHD-HLG-FLOS-SH-EO-Lighting Schedule-R0

S38 Street Lighting Design - Flosh Meadows, Cleator, Phase 2 - Drawing No. SHD629 Rev. R0

Flosh Meadows, Cleator, SR12A and Top Meadows Drainage Strategy – Report Number: 1842-DS11 Rev. F

Exceedance Routes – Drawing No. 1842 131 T3

Drainage Construction Details Sheet 1 of 4 - Drawing No. 1842 - 51 T1

Drainage Construction Details Sheet 2 of 4 - Drawing No. 1842 - 52 T1

Drainage Construction Details Sheet 3 of 4 – Drawing No. 1842 53 T1

Drainage Construction Details Sheet 4 of 4 – Drawing No. 1842 54 T1

Geo-environmental Infiltration Test Result (Document Reference GEO2014-952)

Condition 9 (Road Signage):

Details contained in email from Sam Greig Planning dated 22nd August 2023.

Condition 10 (Construction Traffic Management Plan):

Construction Traffic Management Plan (Planning Application Ref: 4/21/2554/0R1)

Condition 11 (Ramps at Junctions):

SRA12 & Top Meadows Engineering Layout - Drawing No. 1842 1002 P6

Condition 12 (Highway Surface Water Drainage System):

SRA12 & Top Meadows Engineering Layout - Drawing No. 1842 1002 P6
Flosh Meadows, Cleator, SR12A and Top Meadows Drainage Strategy – Report
Number: 1842-DS11 Rev. F
Exceedance Routes – Drawing No. 1842 131 T3
Drainage Construction Details Sheet 1 of 4 - Drawing No. 1842 - 51 T1
Drainage Construction Details Sheet 2 of 4 - Drawing No. 1842 - 52 T1
Drainage Construction Details Sheet 3 of 4 – Drawing No. 1842 53 T1
Drainage Construction Details Sheet 4 of 4 – Drawing No. 1842 54 T1
Geo-environmental Infiltration Test Result (Document Reference GEO2014-952)

Condition 14 (Landscaping):

Proposed Site Plan – SR12, SR12A and Top Meadows – Drawing No, 1236 20
Rev. -
Landscaping and Maintenance Scheme (Revision 2)

Condition 15 (Landscape Management Plan):

Landscaping and Maintenance Scheme (Revision 2)

Condition 17 (Construction Method Statement):

Construction Traffic Management Plan (Planning Application Ref: 4/21/2554/0R1)
SR12A & Top Meadows Cleator Construction Surface Water Management Plan –
Report Number: 1842-SWMP-02 Rev. A

Condition 19 (Refuse Collection Arrangements):

Details contained in email from Sam Greig Planning dated 22nd August 2023.

Condition 20 (Surface Water Drainage Scheme):

SRA12 & Top Meadows Engineering Layout - Drawing No. 1842 1002 P6
Flosh Meadows, Cleator, SR12A and Top Meadows Drainage Strategy – Report
Number: 1842-DS11 Rev. F
Proposed Long Sections Sheet 1 – Drawing No. 1842 11 T5
Exceedance Routes – Drawing No. 1842 131 T3
Drainage Construction Details Sheet 1 of 4 - Drawing No. 1842 - 51 T1
Drainage Construction Details Sheet 2 of 4 - Drawing No. 1842 - 52 T1
Drainage Construction Details Sheet 3 of 4 – Drawing No. 1842 53 T1
Drainage Construction Details Sheet 4 of 4 – Drawing No. 1842 54 T1
Geo-environmental Infiltration Test Result (Document Reference GEO2014-952)

Condition 23 (Sustainable Drainage Management and Maintenance Plan):

SUDS Maintenance Plan SR12 The Meadows SR12A Mid Meadows Top
Meadows - Report Number: 1842 SMP01 Rev. D

Reason

For the avoidance of doubt and in the interests of proper planning.

3. 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.

For the avoidance of doubt these include the render (including colour), slate, stonework, windows, doors and the surfacing of the shared private driveways.

The development shall be completed in accordance with the approved details.

Reason

To ensure the development is of a high-quality design in accordance with the provisions of Policy DM10 of the Copeland Local Plan 2013-2028.

4. No superstructure shall be erected until details of the positions, height, design, materials of the proposed boundary treatment(s) have been submitted to and approved in writing by the local planning authority.

No dwelling hereby approved shall be occupied until the boundary treatment(s) to serve that dwelling have completed in accordance with the approval details.

Reason

These details are required to be approved before the commencement of development to safeguard and enhance the character of the area and secure high quality landscaping in accordance with the provisions of Policy DM26 of the Copeland Local Plan 2013 – 2028.

5. All hard and soft landscape works are to be carried out in accordance with the approved details in the first planting season following completion of the development.

Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees/shrubs of similar size and species to those originally required to be planted.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the requirements of Policy DM26 of the Copeland Local Plan 2013 – 2028.

6. No dwelling hereby approved shall be occupied until the vehicular access, turning areas and parking spaces required to serve that dwelling have been constructed in accordance with the approved plans to a minimum of basecourse level.

The vehicular access, turning areas and parking spaces shall be retained and remain capable of use at all times thereafter and shall not be removed or altered.

Reason

To ensure a minimum standard of construction in the interests of highway safety in accordance with the provisions of Policy T1 and Policy DM22 of the Copeland Local Plan 2013 – 2028.

7. In approval of the requirements for the submission of detailed particulars of the proposed development imposed by Planning Condition 5 (Highway Design); Planning Condition 9 (Road Signage); Planning Condition 10 (Construction Traffic Management Plan); Planning Condition 11 (Ramps at Junctions); Planning Condition 12 (Highway Surface Water Drainage System); Planning Condition 14 (Landscaping); Planning Condition 15 (Landscape Management Plan); Planning Condition 17 (Construction Method Statement); Planning Condition 19 (Refuse Collection Arrangements); Planning Condition 20 (Surface Water Drainage Scheme); and, Planning Condition 23 (Sustainable Drainage Management and Maintenance Plan) attached to the outline planning consent to develop the application site.

Reason

For the avoidance of doubt and in the interests of proper planning.

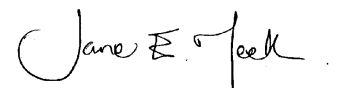
Informative Note

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

A handwritten signature in black ink, appearing to read "Jane E. Meek". The signature is fluid and cursive, with a large initial "J" and a distinct "E".

Jane Meek
Assistant Director
Thriving Place and Investment

09th November 2023

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

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 under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State 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 V1 of the Town and Country Planning Act 1990.