



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

Day Cummins Ltd  
Lakeland Business Park  
Lamplugh Road  
Cockermouth  
CA13 0QT  
FAO: Michael Podmore

**APPLICATION No: 4/21/2563/0R1**

**APPLICATION FOR THE APPROVAL OF RESERVED MATTERS RELATING TO ACCESS, APPEARANCE, LAYOUT, SCALE AND LANDSCAPING FOLLOWING OUTLINE APPROVAL REFERENCE 4/19/2026/001 - OUTLINE APPLICATION FOR ERECTION OF SINGLE DWELLING**

**LAND ADJACENT TO THORNLEA, CARLETON, EGREMONT**

**Mrs Lammisa Alick**

The above application dated 23/12/2021 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:

Standard Conditions

1. The development must be carried out in accordance with the plans submitted and in accordance with the 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. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-

- Location Plan/Proposed Plans & Elevations (Amended), Scale 1:100 & 1:1250, Drawing No: 01, Rev: D, received by the Local Planning Authority on the 21<sup>st</sup> January 2022.
- Proposed Site Plan (Amended), Scale 1:200, Drawing No: 02, Rev: J, received by the Local Planning Authority on the 18<sup>th</sup> May 2022.
- Phase 2: Ground Investigation Report, Prepared by Geo Environmental Engineering September 2021, received by the Local Planning Authority on the 23<sup>rd</sup> December 2021.
- Phase 1: Desk Top Study Report (Preliminary Environmental Risk Assessment), Prepared by Geo Environmental Engineering January 2019, received by the Local Planning Authority on the 10<sup>th</sup> March 2022.
- Thornlea Utility Pack, Prepared by Centara Bureau Services July 2021, received by the Local Planning Authority on the 23<sup>rd</sup> December 2021.
- Outline Drainage Strategy (Amended), Scale 1:150, Drawing No 200, Rev B, received by the Local Planning Authority on the 11<sup>th</sup> May 2022.
- Drainage Strategy (Amended), Prepared By Tweddell & Slater May 2022, received by the Local Planning Authority on the 11<sup>th</sup> May 2022.
- Remediation Options Appraisal & Strategy, Prepared by GEO Environmental Engineering March 2022, received by the Local Planning Authority on the 23<sup>rd</sup> March 2022.
- Landscape & Maintenance Plan, received by the Local Planning Authority on the 18<sup>th</sup> May 2022.

#### Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

#### Prior to Erection of External Walling Conditions

3. No superstructure must 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. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

#### Reason

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

#### Prior to Occupation/Use Conditions:

4. The drainage of the development hereby approved, must be carried out in accordance with the following approved documents:

- Outline Drainage Strategy (Amended), Scale 1:150, Drawing No 200, Rev B, received by the Local Planning Authority on the 11<sup>th</sup> May 2022.
- Drainage Strategy (Amended), Prepared By Tweddell & Slater May 2022, received by the Local Planning Authority on the 11<sup>th</sup> May 2022.

For the avoidance of doubt surface water must drain at the restricted rate of 5 l/s. Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

#### Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

5. The proposed landscaping relating to the development here by approved must be carried out in accordance with the following approved documents:

- Proposed Site Plan (Amended), Scale 1:200, Drawing No: 02, Rev: J, received by the Local Planning Authority on the 18<sup>th</sup> May 2022.
- Landscape & Maintenance Plan, received by the Local Planning Authority on the 18<sup>th</sup> May 2022.

The landscaping scheme must be implemented within the first available planting season after the dwelling hereby approved is brought into use. The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

#### Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

6. The proposed landscaping relating to the development hereby approved must be maintained in accordance with the approved document, 'Landscape & Maintenance Plan, received by the Local Planning Authority on the 18<sup>th</sup> May 2022'. Following completion of the development should any of the planting be uprooted, destroyed or die, replacement planting must be planted at the same place. The replacement planting will be of a size, species and be planted at such a time as agreed in writing by the Local Planning Authority.

#### Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

**Other Conditions:**

7. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within approved documents:
  - Phase 1: Desk Top Study Report (Preliminary Environmental Risk Assessment), Prepared by Geo Environmental Engineering January 2019, received by the Local Planning Authority on the 10<sup>th</sup> March 2022.
  - Phase 2: Ground Investigation Report, Prepared by Geo Environmental Engineering September 2021, received by the Local Planning Authority on the 21<sup>st</sup> December 2021', and must be maintained as such at all times thereafter.
  - Remediation Options Appraisal & Strategy, Prepared by GEO Environmental Engineering March 2022, received by the Local Planning Authority on the 23<sup>rd</sup> March 2022.

**Reason**

To ensure the protection of controlled waters from potential land contamination.

8. Any access gates installed within the property must be of a style which do not open onto the highway and must be retained as such at all times thereafter.

**Reason**

In the interest of highway safety.

**Informative:**

1. The development hereby approved must be carried out in accordance with conditions 4, 5, 6, 7, 8, and 9 of Outline Planning Approval Ref: 4/19/2026/001.

**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 "N. J. Hayman" with a stylized flourish at the end.

Pat Graham  
Chief Executive

20<sup>th</sup> May 2022

**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](mailto: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.