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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

SRE Associates
10 Parklands Drive
Cockermouth
CA13 0WX
FAO: Mr Simon Blacker

APPLICATION REFERENCE 4/23/2218/0R1

**APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR ACCESS,
APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO
OUTLINE PLANNING PERMISSION 4/16/2175/001 (OUTLINE APPLICATION
FOR RESIDENTIAL DEVELOPMENT)**

LAND TO THE NORTH OF SCHOOL BROW, MORESBY PARKS, WHITEHAVEN

Raemore Developments Limited

The above application dated 27/07/2023 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 hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan - Drawing No. 2095 010 Rev. a
Site Layout - Drawing No. 2095 102 Rev. Y
Hard Surfaces - Drawing No. 2095 104 Rev. a
Parking Layout – Drawing No. 2095 105 Rev. a

Colliford Semi Detached - Drawing No. 2095 009
Colliford Terrace - Drawing No. 2095 008
Derwent - Drawing No. 2095 005 Rev. c
Grafham - Drawing No. 2059 007
Kielder - Drawing No. 2059 003

Pitsford - Drawing No. 2095 004
Rutland 4 Bed - Drawing No. 2095 002
Rutland 5 Bed - Drawing No. 2095 001

Materials List - Raemore Developments LTD - Land to the North of School Brow,
Moresby Parks, Whitehaven - Application reference 4/23/2218/0R1
Proposed Road Long Section - Drawing No. 7584 C-P-ZZ01 Rev. A

Raemore Developments LTD - Health and Safety Construction Phase Plan
Proposed Road and FF Levels - Drawing No. 7584 C-P-00-01 Rev. B
Proposed Road and FF Levels - Drawing No. 7584 C-P-00-02 Rev. B

Proposed Housing School Brow, Moresby Landscape Maintenance & Management
Plan Raemore Developments Ltd 07.02.25
Landscape Plan - Drawing Number: WWL-01B Rev. B
Raemore Developments Ltd - School Brow Moresby 07.02.25 - Landscape
Implementation Programme
Raemore Developments Ltd - School Brow, Moresby - Landscape Management
Scheduled Tasks

Drainage Strategy For Proposed Residential Development At Moresby Parks, CA28
8UX

Reason

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

Pre-Commencement Planning Conditions

2. No development shall commence until details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway have been submitted to and approved in writing by the Local Planning Authority.

Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

3. No development shall commence until details of all measures to be taken by the applicant/developer to prevent surface water discharging onto the development from higher ground rear of Plots 1 - 8 as identified on Site Layout - Drawing No. 2095 102 Rev. Y have been submitted to and approved in writing by the Local Planning Authority.

Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

4. No development shall commence until a plan detailing the positions, height, design, materials and type of boundary treatments to be erected has been submitted to and approved in writing by the Local Planning Authority.

The boundary treatments shall be completed as approved before the development is occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority.

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 DS4, Policy DS5 and Policy C05 of the Copeland Local Plan 2021-2039.

5. No development shall commence until details of all earthworks including any retaining structures have been submitted to and approved in writing by the Local Planning Authority.

These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform.

The earthworks shall be carried out in accordance with the approved 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 DS4 and Policy DS5 of the Copeland Local Plan 2021-2039.

Pre-Occupation Planning Conditions

6. No dwelling hereby approved shall be occupied until the estate road including footways to serve that dwelling has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

7. No dwelling hereby approved shall be occupied until the approved parking layout and any associated turning spaces associated with the use of that dwelling have been constructed, marked out and made available for use.

The approved off parking layout and any associated turning spaces associated shall be retained for the lifetime of the development.

Reason

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

Other Planning Conditions

8. There shall be no vehicular access to or egress from the Application Site other than via the approved accesses.

Reason

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting season following the 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 provisions of Policy DS5 of the Copeland Local Plan 2021-2039.

Informative Notes:

Informative 1

This Decision Notice is to be read in conjunction with the Decision Notice for application ref. 4/16/2175/001.

The planning conditions imposed on application ref. 4/16/2175/001 remain applicable and include the requirement to submit details prior to the commencement of the development – specifically Planning Condition 4, Planning Condition 8 and Planning Condition 14.

Informative 2

Coal Authority - Development Low Risk Area – Standing Advice

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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](http://MiningRemediationAuthority.gov.uk)

Informative 3

Biodiversity Net Gain – Exemption

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

03rd February 2026

A handwritten signature in black ink, appearing to read 'N. J. Hayhurst'.

Nick Hayhurst
Head of Planning and Place
Thriving Places

**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.