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FAO: Mr Martin Cuthall

Please Contact: Sarah Papaleo
Officer Tel No: 01946 598514
My Ref: 4/23/2393/DOC
Date: 25 July 2025

Dear Sir/Madam

APPLICATION REF: 4/23/2393/DOC

DISCHARGE OF CONDITIONS 4, 5, 9 AND 12 OF PLANNING APPLICATION
4/18/2504/001

LAND OFF ARLECDON PARKS ROAD, ARLECDON, FRIZINGTON

I write with reference to the above application seeking the discharge of the requirements of conditions 4, 5, 9, and 12 attached to the outline planning application reference 4/18/2504/001.

The information submitted in support of the application comprises:

- Application form – amended February 2024
- Drainage Strategy, prepared by R G Parkins, ref K40828.DS/001
- Proposed Drainage Layout, reference K40828 drawing number 01
- Typical Drainage Details, Sheets 1 and 2, reference K40828 drawing numbers 02 and 03
- Access Road Levels Layout, K40828 drawing number 05
- Access Road Longsection Typical Details, K40828 drawing number 06 Rev A
- External Works Plan, K40828 drawing number 07
- Operation and Maintenance Plan for Sustainable Drainage Systems, prepared by R G Parkins, ref K40828.OM/002
- Phase 1 – Desk Top Study. Prepared by GEO Environmental Engineering, reference 2023-6003
- Planning Statement, prepared by Martin Cuthnell Ltd, dated 18 February 2024

- Cable Calculation, prepared by SHD Lighting, reference SHD1349, dated 27th January 2024
- Cable Schematic, prepared by SHD Lighting, dated 27th January 2024
- Outdoor Lighting Report, prepared by SHD Lighting, reference SHD1349, dated 27th January 2024
- Electrical additional information, prepared by SHD Lighting, reference SHD1349, dated 27th January 2024
- Private Lighting Design, prepared by SHD Lighting, reference SHD1349, dated 27th January 2024
- Lighting Design Risk Assessment, prepared by SHD Lighting, reference SHD1349, dated 27th January 2024
- Lighting Schedule, prepared by SHD Lighting, reference SHD1349, dated 27th January 2024

Decision of Council

Pursuant to the above, it is confirmed that the requirements of planning conditions 4, 5, and 9 attached to the outline planning application reference 4/18/2504/001 are formally discharged.

Although the precise requirements of condition 12 cannot be fully achieved due to the wording of the planning condition, you have indicated that the road and lighting are not to be formally adopted and will remain in private ownership. As the Highway Authority has confirmed that the carriageway and footways are to adoptable standards and the proposed external lighting is acceptable for a private road even though it is not to adoptable standards it is reasonable to confirm that the submitted details are acceptable in terms of meeting the requirements of condition 12 of the outline planning approval reference 4/18/2504/001.

I trust the above is both clear and acceptable. However, if you have any queries please do not hesitate to contact the Development Management team.

Yours faithfully



Nick Hayhurst
Head of Planning and Place
Thriving Places