



Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

Aditus Architectural Services Limited
17 Swan Street
Longtown
CA6 5UY
FAO: Dan Clements

APPLICATION REF: 4/24/2185/0R1

**APPLICATION FOR RESERVED MATTERS RELATING TO APPEARANCE,
SCALE & LANDSCAPING PURSUANT TO OUTLINE APPLICATION
4/22/2294/001 – OUTLINE APPLICATION FOR SITING OF 3 NO HOLIDAY
ACCOMODATION PODS/UNITS INCLUDING APPROVAL OF SITE LAYOUT,
ACCESS, PARKING & SCALE (NO OF UNITS ONLY) WITH ALL OTHER
MATTERS RESERVED**

ROTHERSYKE HOUSE, EGREMONT

Mrs Chelsea Wright

The above application dated 29/07/2024 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 shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission reference 4/23/2076/001.

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. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

- Amended Application form, received on 26th June 2024
- Site location plan, drawing number P01-2128-02A, scale 1:1250, received on 29th July 2024
- Proposed Site Plan, drawing number P04-2128-03B, scale 1:200, received on 12th February 2025
- Proposed Cabin Plans and Elevations, drawing number P04-2128-04B, scale 1:200, received on 12th February 2025
- Soft Landscape & Management Plan, drawing number RREpd-ELS-XX-DR-L-0001 Rev.P03, scale 1:200, received on 4th March 2025
- Hard Landscaping Plan, drawing number RRE-epd-ELS-XX-DR-L0002 Rev.P02, scale 1:500, received on 4th March 2025

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 Commencement Condition

3. Prior to commencement of development, an Arboricultural Method Statement and Tree Protection Plan must be submitted to and approved in writing by the Local Planning Authority. The Method Statement and Plan should follow the guidance in the British Standard (BS 5837:2012) and must include, but not limited to:

- i) Facilitation tree works;
- ii) Installation of temporary and permanent ground protection;
- iii) Location of tree protection barriers, to include an adequate construction zone;
- iv) Excavations, level changes and the requirement for specialised excavation techniques in root protection areas for the installation of underground services;
- v) Installation of permanent and temporary access roads – materials and design;
- vi) Installation of specialist foundations in root protection areas;
- vii) Preparatory works for new landscaping.

The approved Arboricultural Method Statement must be implemented in its agreed form unless the Local Planning Authority gives written approval to any variation.

Reason

To ensure that existing trees are protected in accordance with Policies DS5 and N6 of the Copeland Local Plan 2021-2039.

Prior to Occupation Condition

4. No holiday pods/units shall be occupied until the vehicular access and parking requirements to serve that pod/unit have been constructed in accordance with the approved plan and brought into use. The vehicular access and parking provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered.

Reason

To ensure a minimum standard of access provision when the development is brought into use in accordance with the provisions of Policy CO7 of the Copeland Local Plan 2021-2039.

Other Conditions

5. The submitted Hard Landscaping Plan (Dwg. No. RRE-epd-ELS-XX-DR-L0002 Rev.P02) and Soft Landscape & Management Plan (Dwg. No:RREepd-ELS-XX-DR-L-0001 Rev.P03) should be implemented in full during the first planting season following completion of construction. Any trees or shrubs dying within a ten-year period should be replanted with a similar species and in a similar location within one growing season. Any alterations to the agreed Landscape Plan should be approved 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 in accordance with Policies DS5 and N6 of the Copeland Local Plan 2021-2039.

Informatives:

1. In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) the applicant should liaise with the Resilience Unit office via emergency.planning@cumbria.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

2. Please note that all sewage effluent discharges to ground within SPZ 1 require an Environmental Permit. It was recommended that the applicant contact the Environment Agency (EA), to discuss whether or not a new discharge to ground is likely to be granted a permit.

3. Any works within or near the Highway must be authorised by Cumberland Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit allowing such works. Enquires should be made to Cumberland Councils Street Work's team - streetworks.central@cumbria.gov.uk Fees: <https://www.cumbria.gov.uk/roads-transport/fees.asp>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

4. The pre commencement conditions attached to outline planning permission reference 4/22/2294/0O1 must be formally discharged prior to works commencing on site.

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



Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking

28th April 2025

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.