



**Cumberland
Council**

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

Please Contact: Christie M Burns
Officer Tel No: 01946 598422
My Ref: 4/25/2135/DOC
Date: 13 May 2026

Dear Mr Blacker,

APPLICATION REFERENCE 4/25/2135/DOC

**DISCHARGE OF CONDITIONS 3, 4, 7, 8, 9, 10 AND THE REQUIREMENTS OF
BIODIVERSITY NET GAIN OF PLANNING APPLICATION 4/23/2394/0F1**

LAND AT NETHERTOWN ROAD, ST BEES

I write with reference to the above application seeking the discharge of the requirements of conditions 3, 4, 7, 8, 9, 10, and BNG requirements attached to the planning application reference 4/23/2394/0F1.

The information submitted in support of the application comprises the following:

- Application Form (Amended), received by the Local Planning Authority on the 20th April 2026.
- Appendices, received by the Local Planning Authority on the 9th April 2025.
- Appendix A – Proposed Site Plan, Scale 1:500, Drawing Number: SP/01, received by the Local Planning Authority on the 9th April 2025.
- Appendix B – Photographic Landscape Analysis, Prepared by Westwood Landscape April 2024, Revision: A, received by the Local Planning Authority on the 9th April 2025.
- Appendix C – Existing Context Plan, Scale As Shown, Drawing Number: WW/L01A, received by the Local Planning Authority on the 9th April 2025.
- Appendix D – Proposed Site Plan, Scale 1:500, Drawing Number: SP/01, Revision: B, received by the Local Planning Authority on the 9th April 2025.
- Biodiversity Net Gain Assessment, Prepared by Waterway Drainage Engineering March 2025, Rev: A, Ref: 2025-019, received by the Local Planning Authority on the 9th April 2025.

- Biodiversity Metric Calculation Tool, received by the Local Planning Authority on the 28th April 2025.
- Noise Management Plan (Amended), Rev: A, received by the Local Planning Authority on the 22nd May 2025.
- Light Calculation Report (Amended), received by the Local Planning Authority on the 22nd May 2025.
- Drainage Strategy Report, Prepared by Waterway Drainage Engineering April 2025, Ref: 2050-030, Rev: A, received by the Local Planning Authority on the 9th April 2025.
- Sustainable Drainage Management and Maintenance Plan, Prepared by Waterway Drainage Engineering March 2025, Ref: 2025-019, Rev: A, received by the Local Planning Authority on the 9th April 2025.
- Construction Details 1 of 3, Scale 1:200, Drawing No: 2025-026-003, received by the Local Planning Authority on the 9th April 2025.
- Construction Details 2 of 3, Scale 1:200, Drawing No: 2025-026-004, received by the Local Planning Authority on the 9th April 2025.
- Construction Details 3 of 3, Scale 1:200, Drawing No: 2025-026-005, received by the Local Planning Authority on the 9th April 2025.
- Highway Details, Scale 1:100, Drawing No: 2025-019-001B, received by the Local Planning Authority on the 14th April 2025.
- External Finishes (Amended), Prepared by SRE Associates Ltd April 2025, received by the Local Planning Authority on the 13th June 2025.
- Biodiversity Net Gain Assessment Project Implementation Plan, Prepared by Waterway Drainage Engineering May 2025, Ref: 2025-109, Rev: A, received by the Local Planning Authority on the 23rd May 2025.
- Biodiversity Gain Plan, received by the Local Planning Authority on the 17th March 2026.

Decision of Council

Pursuant to the above, it is confirmed that the requirements of planning conditions 3, 4, 7, 8, 9, 10, and BNG requirements attached to the planning application reference 4/23/2394/0F1 are formally discharged. Please however note that these conditions require continued compliance.

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 sincerely



Nick Hayhurst

Head of Planning and Place
Inclusive Growth and Placemaking