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Please Contact: Christie M Burns

Sir Henry Doulton House
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FAO: Mr Oliver Hyam

Tel: 01946 598422
Date: 22 September 2025

Dear Sir,

PART 16 (COMMUNICATIONS) OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) (GPDO).

APPLICATION REF: 4/25/2242/0F1
LOCATION: PORT HAVERIGG MARINA VILLAGE, PORT HAVERIGG
PROPOSAL: APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR PROPOSED NEW BROADBAND INFRASTRUCTURE - PROPOSED 2 X FOOTWAY CHAMBERS

I write with reference to the Notice of Prior Approval Application received by the Authority on 09/07/2025.

It is confirmed that in this instance, the prior approval of Cumberland Council **will not be required** and you may therefore proceed with the development.

This confirmation is conditional upon the following:

Standard Conditions:

1. The development hereby approved must be carried out within a period of 5 years from the date of this decision.

Reason

To comply with the requirements of Part 16 Class A (A.3) (11) (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
- Application Form, received by the Local Planning Authority on the 9th July 2025.
 - Certificate of Ownership – Certificate B, Town and County Planning (Development Management Procedure) (England) Order 2025, received by the Local Planning Authority on the 9th July 2025.
 - Covering Letter, Prepared by Wardell Armstrong, received by the Local Planning Authority on the 9th July 2025.
 - Site Location Plan, Scale 1:5000, DRG No: ST21363-OLT40-001, Rev: A, received by the Local Planning Authority on the 9th July 2025.
 - Extent of Proposed Works Within SSSI, Scale: 1:25 & 1:250, DRG No: ST21363-OLT40-H-002, Rev: C, received by the Local Planning Authority on the 9th July 2025.
 - Technical Note, Prepared by Wardell Armstrong, received by the Local Planning Authority on the 9th July 2025.
 - Report to Inform Habitats Regulations Assessment, Prepared by Wardell Armstrong June 2025, received by the Local Planning Authority on the 9th July 2025.
 - Construction Environmental Management Plan (CEMP), Prepared by Novo Technologies October 2024, received by the Local Planning Authority on the 9th July 2025.
 - Ecological Management Plan, Prepared by Novo Technologies, received by the Local Planning Authority on the 9th July 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.

Other Conditions:

3. The development hereby approved must implement all of the mitigation and compensation measures set out in the approved documents:
- Technical Note, Prepared by Wardell Armstrong, received by the Local Planning Authority on the 9th July 2025.

- Report to Inform Habitats Regulations Assessment, Prepared by Wardell Armstrong June 2025, received by the Local Planning Authority on the 9th July 2025.
- Construction Environmental Management Plan (CEMP), Prepared by Novo Technologies October 2024, received by the Local Planning Authority on the 9th July 2025.
- Ecological Management Plan, Prepared by Novo Technologies, received by the Local Planning Authority on the 9th July 2025.

Reasons

To protect the ecological interests evident on the site, in accordance with policies N1 and N3 of the Copeland Local Plan 2021 – 2039.

Informative Notes:

1. Any works within or near the Highway must be authorised by the 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 from the LHA Streetworks team.
<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>
 Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.
2. Before a Code Operator commences a permitted development within a Site of Special Scientific Interest (SSSI), it must give written notice to Natural England and await its advice. See for further details: Guidance for broadband suppliers working in protected nature sites - GOV.UK (www.gov.uk).
3. This application is not exempt from BNG. In order to comply with the biodiversity net gain exemptions in accordance with Regulation 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024, the impacts of these construction works must be temporary, meaning the existing habitat must be returned to its pre-development habitat type and condition [or better] within 2 years of works commencing.
4. Noisy works should be confined to standard construction hours of 08.00 – 18.00 Monday to Friday (health and safety considerations notwithstanding).

I trust that the above is both clear and acceptable.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'N. S. Hayhurst' with a stylized flourish at the end.

Nick Hayhurst
Head of Planning and Place
Thriving Places