



**Cumberland Council
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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Cohesion Consult Ltd
Lytchett House
Wareham Road
Poole
Dorset
BH16 6FA
FAO: Mr Stuart Ainsley

APPLICATION No: 4/25/2344/0F1

**PROPOSED NEW ACCESS ROAD FOR MAINTENANCE VEHICLES AND
DISABLED PARKING & IMPROVEMENTS TO PEDESTRIAN & CYCLE ROUTES
FROM SALTHOUSE ROAD TO THE COMMUNITY LEISURE CENTRE
MILLOM SCHOOL, SALTHOUSE ROAD, MILLOM**

Cumberland Council

The above application dated 13/10/2025 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

- Application Form, received by the Local Planning Authority on the 13th October 2025.
- Site Location Plan, Scale 1:1250, received by the Local Planning Authority on the 13th October 2025.
- Proposed Northern Access Road (Amended), Scale 1:200, Drawing Number: 24015-9022D, Revision: D, received by the Local Planning Authority on the 30th January 2026.
- Proposed External Works Access Road, Scale 1:200, Sheet No: 0818, Rev: P3, received by the Local Planning Authority on the 13th October 2025.
- Transport Assessment, Prepared by SK Transport Planning Ltd July 2023, Ref: 230706/SK22263/TA01(-01), Rev: 01, received by the Local Planning Authority on the 13th October 2025.
- Transport Assessment Addendum Report, Prepared by SK Transport Planning Ltd August 2025, received by the Local Planning Authority on the 13th October 2025.
- Preliminary Assessment of Biodiversity Net Gain (Amended), Prepared by ERAP (Consultant Ecologists) Ltd, Reference: 2025-248, received by the Local Planning Authority on the 18th December 2025.
- Biodiversity Metric, received by the Local Planning Authority on the 18th December 2025.
- Road Safety Audit Stage 1/2, Prepared by SCL Sevenairs Consulting Ltd July 2025, received by the Local Planning Authority on the 27th October 2025.
- Planning Statement (Amended), received by the Local Planning Authority on the 29th October 2025.
- Millom Schools within Radius Field Calculations, received by the Local Planning Authority on the 17th November 2025.
- Email Response from Agent to Sports England, received by the Local Planning Authority on the 25th November 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.

Pre Commencement Conditions:

3. Full details of the surface water drainage system for the access road (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) shall be submitted to the Local Planning Authority for approval prior to access road being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere in accordance with Policy DS6 and DS7 of the Copeland Local Plan.

4. The carriageway, footways, footpaths, cycleways etc must be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, must be submitted to the Local Planning Authority for approval before work commences on site. No work must commence until a full specification has been approved in writing by the Local Planning Authority. Any works approved must be constructed before the development is complete and retained for the lifetime of the development.

Reason

To ensure a minimum standard of construction in the interests of highway safety in accordance with Policy CO4 of the Copeland Local Plan.

Prior to First Use Conditions:

5. The access road hereby approved cannot be brought into use until the access road including visibility splays, footways, cycle ways and street lighting to serve the development has been constructed and complete in all aspects.

Reason

In the interests of highway safety in accordance with Policy CO4 of the

Copeland Local Plan.

6. Prior to the first use of the access road hereby permitted the boundary treatment separating the access road from the existing playing fields, must be installed as shown on the following approved plan:

- Proposed Northern Access Road (Amended), Scale 1:200, Drawing Number: 24015-9022D, Revision: D, received by the Local Planning Authority on the 30th January 2026

This boundary treatment should be retained for the lifetime of the development.

Reason

In the interests of highway safety in accordance with Policy CO4 of the Copeland Local Plan.

Informatives:

Biodiversity Net Gain – Applicable

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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Before commencing development, a Biodiversity Gain Plan needs to be submitted and approved by the local planning authority.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

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

06th February 2026



Nick Hayhurst
Head of Planning and Place
Thriving Places

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

TOWN AND COUNTRY PLANNING (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/appeal-planning-decision> . 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.