



CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2023/DOC
2.	Proposed Development:	DISCHARGE OF CONDITIONS 3 AND 4 OF PLANNING APPLICATION 4/24/2057/0F1
3.	Location:	LAND TO THE WEST OF THE ENERGY COAST BUSINESS PARK, HAILE
4.	Parish:	Haile
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations & Policy	See Report
7.	Report:	<p>Site and Location</p> <p>This proposal relates to a relatively level greenfield site in open countryside, which forms part of an agricultural holding and currently accommodates a single wind turbine. It is situated some 22m (nearest point) to the west of the Energy Coast Business Park, an industrial park with a range of units/ buildings, and some 476m north of the landowner's farm building group at Yeorton Hall.</p> <p>Access to the site is via the existing access road off the A595T serving the business park and a farm track.</p> <p>Relevant Planning History</p> <p>4/13/2091/OF1 - Planning permission was granted for the existing three bladed wind turbine with a hub height of 28.6m and a blade diameter of 34m and a total ground to tip height of</p>

46.5m which remains operational.

4/13/2451/OF1 - Granted an additional temporary period of 5 years for the original wind turbine reference 4/13/2091/OF1.

4/24/2057/OF1 Planning permission granted to repower the existing 46.5m high (blade to tip) wind turbine on the site with a new replacement 77m high (blade to tip) wind turbine on 20 February 2025. It is conditions 3 and 4 of this consent this application seeks to discharge.

Proposal

Permission is sought to discharge the two pre-commencement conditions attached to the aforementioned consent as follows:

Condition 3 which relates to Aviation Lighting

3. Prior to commencing construction of the wind turbine generator, or deploying any construction equipment or temporary structure 50 metres or more in height (above ground level) an aviation lighting scheme shall be submitted to the Local Planning Authority for approval in writing in conjunction with the Ministry of Defence defining how the development will be lit throughout its life to maintain civil and military aviation safety requirements as determined necessary for aviation safety.

This shall set out:

- a) Details of any construction equipment and temporary structure with a total height of 50 metres or greater (above ground level) that will be deployed during the construction of the wind turbine generator and details of any aviation warning lighting that they will be fitted with; and
- b) The location and height of the wind turbine generator and any anemometry mast featured in the development identifying those that will be fitted with aviation warning lighting identifying the position of the lights on the wind turbine generator; the type(s) of lights that will be fitted and the performance specification(s) of the lighting type(s) to be used.

Thereafter, the lights shall remain operational as detailed in the approved aviation lighting scheme for the lifetime of the development.

Reason

To maintain aviation safety.

And Condition 4 which relates to Biodiversity Net Gain

4. The site shall provide for a minimum of 10% Biodiversity Net Gain, details of how this is to be achieved shall be submitted to and approved in writing by the Local Planning Authority



Cumberland Council

before any development commences. The development shall be carried out in accordance with the approved scheme and maintained in perpetuity thereafter.

Reason

To ensure that a minimum of 10% Biodiversity Net Gain is achieved for the site in accordance with Policy N3 of the Copeland Local Plan 2021-2029.

Relevant Planning Policy

The following policies of the adopted Copeland Local Plan 2021-2039 which are specific to these conditions are relevant:

Policy CC2 Wind Energy Developments

Strategic Policy SC1 Health and Wellbeing

Strategic Policy N1 Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N3 Biodiversity Net Gain

Consultation Responses and Assessment

As this application is specific in that it seeks to discharge conditions 3 and 4 only the MOD and the Council's Ecologist as the relevant experts have been consulted. Haile and Wilton Parish Council as the local Parish have also been notified as per standard practice but no comments have yet been received..

MOD

To support the application to discharge condition 3 an `Aviation Lighting Scheme` dated 23 January 2023, was submitted which sets out how the requirements of the condition would be complied with to ensure civil and aviation safety requirements are met for the lifetime of the development.

In response the MOD, after reviewing the document, confirm that they have no objection to the discharge of the condition.

Council Senior Ecologist

There were a number of issues that came to light regarding ecology - initially the absence of a statutory metric, the requirement for 10% BNG to apply to the hedgerow habitats and the lack of monitoring. All have subsequently been satisfactorily resolved. As regards monitoring, the Biodiversity Gain Plan and the Habitat Management and Monitoring Plan which is now embedded within the Biodiversity Net Gain Assessment (Locogen, 2026) addresses this. As such the Ecologist confirms that Condition 4 can now be discharged.

	<p>Conclusion Taking into account the above and the MOD`s and Ecologists views which accept the detailed and supplementary information provided in the submitted documents, it is considered that the application to discharge Conditions 3 and 4 complies with the relevant local plan and national policy and guidance can be approved.</p>	
8.	<p>Recommendation: Approve</p>	
Case Officer: H.S. Morrison		Date : 24/04/2026
Authorising Officer: N.J. Hayhurst		Date : 24/04/2026
Dedicated responses to:-		