

Our Ref: PP-13674091

06 January 2025



Cumberland Council  
Cumbria House  
107-117 Botchergate  
Carlisle  
Cumbria  
CA1 1RD

Dear Sir/ Madam,

**HIGH LING BANK, GOSFORTH – DISCHARGE OF PLANNING CONDITIONS ON APPLICATION  
REF. 4/24/2019/0F1**

On behalf of our client, Nuclear Decommissioning Authority (NDA) please find enclosed an application for approval of details reserved by Conditions 3 and 4 of planning application ref. 4/24/2019/0F1 for the prior notification application for demolition of farmhouse, barn building, coach house and outbuildings at High Ling Bank, Gosforth.

This letter sets out the information submitted and the condition wording to which they relate.

**Condition 3**

*Prior to the commencement of the demolition hereby approved hereby approved an additional protected species survey must be undertaken and submitted to and approved in writing by the Local Planning Authority as set out in the approved document 'Ecological Constraints Study 2023, Prepared by BiOME Consulting August 2023, Version 2, received by the Local Planning Authority on the 17th January 2024'. The development must be carried out in accordance with and implement all of the mitigation and compensation measure set out within this approved document and retained thereafter.*

In accordance with this condition please find enclosed an updated Ecological Constraints Study dated 07<sup>th</sup> August 2024 prepared by Biome Consulting. The report confirms that providing the mitigation measures are adhered to relating to birds, bats, badgers and other species there is no issue with commencing the demolition.

**Condition 4**

*Prior to the commencement of the demolition hereby approved, the European Protected Species Mitigation (EPSM) Licence secured from Natural England must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with and implement all of the mitigation and compensation measures set out within the approved Licence and retained thereafter.*



In accordance with this condition the Applicant has submitted an application on the 05<sup>th</sup> December 2024 for a EPSM Licence to Natural England. This includes details relating to the bat method statement and mitigation works. Once the license is received, we will share a copy with the LPA in order to discharge this condition.

### **Summary**

I trust that the enclosed information will enable you to approve the proposals in line with the condition requirements. If you have any queries or require any further details, please do not hesitate to contact me.

Yours faithfully,

**Joseph Smith**  
**Associate Planner**

**For and on behalf of Avison Young (UK) Limited**