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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

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

APPLICATION REFERENCE: 4/26/2048/0R1

**APPLICATION FOR APPROVAL OF RESERVED MATTERS RELATING TO
APPEARANCE, LANDSCAPING, LAYOUT & SCALE PURSUANT TO OUTLINE
PLANNING APPROVAL 4/24/2281/0O1**

NEW HOUSE FARM, DRIGG

RH Irving Construction Ltd

The above application dated 10/02/2026 has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The development must be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates 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 10th February 2026.
- Location Plan, Scale 1:1250 & 1:2500, Drawing Number: P01, Rev: -, received by the Local Planning Authority on the 10th February 2026.
- Block and Location Plans – As Proposed (Amended), Scale 1:500 & 1:1250, Drawing No: 484-02, Rev: C, received by the Local Planning Authority on the 10th March 2026.
- Proposed Farmhouse – Plans and Elevations (Amended), Scale 1:100 & 1:200, Drawing No: 484-03, Rev: D, received by the Local Planning Authority on the 5th May 2025.
- Proposed Barns – Plans and Elevations, Scale 1:100 & 1:200, Drawing No: 484-04, Rev: A, received by the Local Planning Authority on the 10th February 2026.
- Proposed Barns – Cross Sections, Scale 1:75, Drawing No: 484-05, Rev: 0, received by the Local Planning Authority on the 10th February 2026.
- Landscaping Proposals, Scale 1:500, Drawing No: 484-06, Rev: 0, received by the Local Planning Authority on the 10th February 2026.
- New House Farm – Pre Demolition, received by the Local Planning Authority on the 10th March 2026.
- Planning, Design and Access Statement, Prepared by SRE Associates – Planning and Development Consultancy March 2026, received by the Local Planning Authority on the 13th April 2026.

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.

Prior to Erection of External Walling Conditions:

3. No superstructure must be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan 2021-2039.

Prior to First Installation/Use Conditions:

4. Prior to the first installation within the development hereby approved, details of any external lighting must be submitted to and approved in writing by the Local Planning Authority. The proposed external lighting must be installed and maintained in accordance with the approved details at all times thereafter.

Reason

In order to safeguard the amenities of nearby residential occupiers in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Other Conditions:

5. All landscape works must be carried out, and existing boundary treatments must be retained in accordance with the details illustrated on the following approved plans:

- Block and Location Plans – As Proposed (Amended), Scale 1:500 & 1:1250, Drawing No: 484-02, Rev: C, received by the Local Planning Authority on the 10th March 2026.
- Landscaping Proposals, Scale 1:500, Drawing No: 484-06, Rev: 0, received by the Local Planning Authority on the 10th February 2026.

The landscaping scheme must be implemented in the first planting season following the completion of the development. Any existing trees that die, are removed, or become severely damaged or diseased, within five years of construction must be replaced the following planting season with trees of a similar species in a similar location, unless varied by written consent from the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policies DS4 and N6 of the Copeland Local Plan 2021-2039.

Informative Notes:

1. Prior to the commencement of this development, the requirements of Planning Conditions 6, 7, 12 and 13 of Outline Planning Approval Ref: 4/24/2281/001 are required to be submitted and approved in writing by the Local Planning Authority.
2. Prior to the occupation/use of this development, the requirements of Planning Conditions 9, 16 and 17 of Outline Planning Approval Ref: 4/24/2281/001 are

required to be submitted and approved in writing by the Local Planning Authority.

3. The development hereby approved must be carried out in accordance with conditions 1, 2, 3, 4, 5, 8, 10, 11, 14, 15, 18, 19, 20, 21, 22, and 23 of Outline Planning Approval Ref: 4/24/2281/001.
4. The application should liaise with the Resilience Unit to ensure that the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafeld site.

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

21st May 2026



Nick Hayhurst
Head of Planning and Place
Thriving Places

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

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/planning-inspectorate>. 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.