Cumberland Council

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Mr Glen Beattie
Alpha Design
7 Europe Way
Cockermouth
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CA13 0RJ

09th November 2026

Dear Mr Beattie

APPLICATION REF: 4/26/2259/DOC

DISCHARGE OF CONDITIONS 3, 4, 5, 7 AND BIODIVERSITY GAIN PLAN OF PLANNING APPLICATION REFERENCE 4/26/2024/0F1
NOOK FARM, CLEATOR

I write with reference to the above planning application.

The information submitted in support of the application comprises the following:

Proposed Site Plan – Drawing No. 25/04/1073-04 f)

Nook Farm Biodiversity Net Gain Statement & Assessment For: Mr and Mrs N Webb Ref: BIOC25-871 | V1.0

Biodiversity Gain Plan – Date 13/08/2026

Construction Environmental Management Plan Doc. Ref: 25/04/1073 – CEMP - Revised 13/08/2026

Drainage Calculation Information – HR Wallinford Calculations – Nook Farm, Cleator

Drainage Calculation Information – Mirco Drainage Calculations - File 2608-20 Farm Re-

Drainage Information - Marsh Nutra-Lite SBR

Drainage Information - Code of Practice Flows and Loads – 4 Sizing Criteria, Treatment Capacity for Sewage Treatment Systems

Surface Water – Sustainable Drainage Management And Maintenance Plan - Doc. Ref: 25/02/1072 – SDMMP - Date: 12/08/2026

Decision Of Cumberland Council

Planning Conditions 3 – Approve requirements of planning condition.

Planning Conditions 4 – Approve requirements of planning condition.

Planning Conditions 5 – Approve requirements of planning condition.

Planning Conditions 7 – Approve requirements of planning condition.

Biodiversity Net Gain Plan Planning Condition – Approve requirements of planning condition.

I trust that the above is both clear and acceptable; however, if you have any queries, please do not hesitate to contact the Development Management department of this Council.

Yours sincerely



Iain Fairlamb
Service Manager for Development and Implementation
Thriving Places