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Avison Young
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FAO Mr Oliver Munden

Please Contact: Christie M Burns
Officer Tel No: 01946 598422
My Ref: 4/26/2331/DOC
Date: 02nd November 2026

Dear Mr Munden,

APPLICATION REFERENCE: 4/26/2331/DOC

DISCHARGE OF CONDITION 12 OF PLANNING APPROVAL 4/24/2044/0F1
LAND AT EAST ROAD, EAST ROAD, EGREMONT

I write with reference to the above application seeking the discharge of the requirements of condition 12 attached to planning approval 4/24/2044/0F1.

The information submitted to support this application comprises of the following:

- Application Form, received by the Local Planning Authority on the 26th October 2026.
- Landscape Plan, Scale 1:200, Number: 1001, Rev: P01, received by the Local Planning Authority on the 26th October 2026.
- Biodiversity Metrics, Prepared by Total Ecology December 2025, received by the Local Planning Authority on the 26th October 2026.
- 5 Year Landscape Maintenance & Management Plan, received by the Local Planning Authority on the 26th October 2026.
- Biodiversity Net Gain Strategy, Prepared by Total Ecology April 2026, Version: 1, received by the Local Planning Authority on the 26th October 2026.

Decision of Council

Pursuant to the above, it is confirmed that the requirements of planning condition 12 attached to planning approval 4/24/2044/0F1 are formally discharged. Please however note that this condition requires continued compliance.

I trust the above is both clear and acceptable. However, if you have any queries please do not hesitate to contact the Development Management team.

Yours sincerely



Iain Fairlamb
Service Manager for Development and Implementation
Thriving Places