

GRANT OF PLANNING PERMISSION

Full planning permission

The Planning Acts 1990

Michael Harper
West House Farm
Dearham
Maryport
CA15 7LD

APPLICATION NO: FUL/2025/0143

Applicant: Michael Harper
Proposal: Circular, concrete panel slurry tower
Location: West House Farm, Dearham, Maryport, CA15 7LD

As authorised by the above legislation Cumberland Council **grant planning permission** for this application subject to compliance with the following conditions and reasons:

1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

2

The development hereby permitted shall be carried out solely in accordance with the following plans and documents:

Location Plan

Larger Location Plan

Block Plan

Drawing 1 Roof Elevation

Drawing 2-Circular Tank Plan

BNG Matrix

BNG pre and post development plan

Slurry Tower Cover details

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

3

The approved development shall not be brought into use until the Slurry Tower Cover is installed as per the submitted details, and shall thereafter be retained operational for the lifetime of the development.

Reason: To safeguard the residential amenity of neighbouring properties in accordance with Policy S32 of the Allerdale Local Plan (part 1) July 2014.

4

No development shall commence until a Biodiversity Management and Monitoring Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management and Monitoring Plan shall include 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports. Monitoring reports will be submitted to the Council during years 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management and Monitoring Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

Reason: In the interests of ensuring measurable net gains to biodiversity and in accordance with Policy S35 of the Allerdale Local Plan (Part 1) (2014), the National Planning Policy Framework and The Environment Act 2021.



Iain Fairlamb

Service Manager for Development and Implementation

Dated: 22 October 2025

Informative

Biodiversity Plan Required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ('the biodiversity gain condition') that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Before commencing development, a Biodiversity Gain Plan needs to be submitted and approved by the local planning authority.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

Note to applicant

Please see attached Environment Agency response.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against, primarily, the development plan policies, any duties applicable and also all material considerations, including Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. It has subsequently determined to grant planning permission.

Building Regulations

Building regulations approval may still be required for the proposed development and you can contact a Building Inspector at these offices on 01900 702520 for clarification or further details on Building Regulations these can be accessed via

<https://www.allerdale.gov.uk/en/planning-building-control/building-control/do-i-need-building-control/>

Electricity

Prior to any building work or development you are advised to check the location of any Electricity Northwest cables, overhead lines or any other electrical equipment that may be located near to where you will be working using their self-service Know Before You Dig.

Please use following link <https://www.enwl.co.uk/advice-and-services/know-before-you-dig/>

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 for the Environment 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/appeal-planning-decision>.

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 (<https://www.gov.uk/appeal-planning-decision>) 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 for the Environment 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 VI of the Town and Country Planning Act 1990.

Allerdale Borough Council
Development Control
Allerdale House New Bridge Road
Workington
Cumbria
CA14 3YJ

Our ref: NO/2025/117030/01-L01
Your ref: FUL/2025/0143
Date: 19 September 2025

Dear Sir/Madam

CIRCULAR, CONCRETE PANEL SLURRY TOWER

WEST HOUSE FARM, DEARHAM, MARYPORT, CA15 7LD

Thank you for consulting us on the above application, which we received 17 September 2025.

Environment Agency Position

We have no objection to the development as proposed but we do wish to make the following comments:-

The proposed development must fully comply with the terms of the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010.

The applicant should also ensure the proposed development supports compliance with:

- The Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 known as Farming Rules for Water (FRfW),
- The Environmental Permitting (England and Wales) Regulations 2016 (EPR)
- The Nitrate Pollution Prevention Regulations 2015 (NVZ)

Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.

The applicant is advised to consider both the proposed development and existing on-farm slurry and manure storage to ensure compliance with the regulations (SSAFO, FRfW, EPR, NVZ).

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

As a condition of SSAFO, you must notify the Environment Agency of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction.

If the applicant intends to apply for a grant under the Farming Investment Fund – Slurry Infrastructure grant the proposed development must also fully comply with the grant scheme rules, found at - [Slurry Infrastructure grant](#). In this case the SSAFO notification to the Environment Agency will be satisfied by the submission of the grant application form.

Further guidance:

[Storing silage, slurry and agricultural fuel oil](#)

[Protecting our water, soil and air](#)

Site selection, design and construction:

https://www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?iProductCode=C759F&Category=FREEPUBS

Yours faithfully

Miss Isabel Garbutt

Planning Advisor

e-mail clplanning@environment-agency.gov.uk