

Sella Park Hotel – Proposed Barn Conversion to provide additional bedroom

Bat Roost Mitigation Supporting statement – March 2024

A report was prepared by Lakeland Ecology Preliminary Roost Report – November 2023 in relation to Bats, Owls and breeding birds within the premises subject to the planning application. This was submitted with the planning consent.

The report concluded in summary that a Mitigation Licence was required due to the alteration / impact on Roost 3 in the Eastern Elevation following the emergence of three Brandt's bats viewed on the third emergence survey (section 3.3.3). This was solely due to the elevation / plan drawings included in the report where a new rooflight was proposed in the Eastern Elevation close to this location (page 30 of the report)

During the planning process the designs were altered in discussion with the planning officer and conservation officer and the rooflight to the Eastern elevation was omitted and re-located to the Western elevation.

It was not identified during the planning process that this resulted in the Bat report conclusions / recommendations not being relevant or applying to this planning consent as there was no disturbance to bats as a result of the works. The open loft above the bedrooms was to be retained as a bat loft.

We now have confirmation from the Ecologist that the re-location of the rooflight now omits the requirement for the Bat Mitigation Licence from Natural England. Based upon this advice we are now seeking to remove Condition 3 as this is no longer applicable to the planning consent. This was confirmed in an e-mail dated 25th January 2024 to the applicant the key paragraph is below : -

“Due to the recent changes in the proposals, which now won't include a skylight along the east elevation, the works will allow retaining the bat roost used by Brandt's bats at this location, and it is considered that the EPS Licence from NE will no longer be necessary for works to progress.” Lakeland Ecology

If the Condition remains we are unable to successfully comply with the Condition as Natural England will not be in a position to grant a Mitigation Licence as the Emergence position is unaffected.

As a result of this, we are now seeking to remove the Condition wholly from the planning approval as materially no longer applies and there is no mechanism to achieve compliance through planning law or Natural England Licencing.

In conclusion the altered design results in NO impact on the identified Emergence location of the three bats and therefore should now be removed from the consent.