

Bio-Diversity Net Gain Exemption Statement

Planning Description: Proposed change of use planning application, including the conversion of the main building to form a House of Multiple Occupancy, with associated vehicle parking area and gardens.

17 Irish Street,
Whitehaven,
Cumbria,
CA28 7BU

Full Planning Application for Conversion of a Listed Building to form a House of Multiple Occupation.

Full Planning Application to be processed by Cumberland Council.

The proposed works to the listed building are primarily internal, with some small repair works to the exterior, with works kept to the “small” scale as shown on the accompanying planning drawings.

The proposed application is exempt from the Biodiversity Net Gain conditions as the development includes for the conversion of an existing listed building into a House of Multiple Occupancy.

The site does not have any recognised priority habitats, and the survey shows that the site is primarily covered by a tarmac vehicle parking area, with some small areas of grass.

The conversion works to the listed building will not impact on any neighbouring linear habitats such as hedgerows.

The proposed conversion works are understood to fit into the category of “small development” under the article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015(1).

27th August 2025