



Central Square
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Our Ref: 15C100104
Your Ref: PP-14386872

T: +44 (0)191 269 0065
M: +44 (0)7802 985407

avisonyoung.co.uk

6 October 2025



Cumberland Council (Copeland Area)
The Market Hall
Market Place
Whitehaven
CA28 7JG

Dear Sir / Madam,

APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITION 8 (DISCHARGE) OF THE APPROVED PLANNING APPLICATION FOR PARTIAL DEMOLITION OF UNIT 1 (BRANNAN'S) LECONFIELD INDUSTRIAL ESTATE

Overview

Planning permission was granted for the partial demolition of Brannan's on 26 September 2025. The decision notice was subject to 8no. conditions. Condition 8 of the decision notice states:

Development shall be carried out in accordance with the details set out in the Bat Roost Survey Report prepared by Tetra Tech, reference 784-B065555, dated August 2024. All enhancement and mitigation measures including the specification and siting of bat boxes shall be submitted to and approved in writing prior to their installation on the site.

Condition 8 requires the submission and approval of all enhancement and mitigation measures recommended in the survey report. The recommendations of the survey report are set out in the extract below:

Recommendations	One bat box (Schwegler 1FF or equivalent) is recommended to compensate for loss of Potential Roosting Features on the demolished section of Unit 1. Measures to avoid and mitigate the potential effects of the development upon foraging and commuting bats include: <ul style="list-style-type: none">• No night-time works will be undertaken. Should works be undertaken at night it is advised that no night-time working is undertaken between the months of April to October inclusive.• Lighting strategy in accordance with ILP (2023) guidelines to create dark corridors to be secured by condition.
------------------------	---

Taking the recommendations in turn:

1. Please find attached to this application CMIQ-NOR-A01-00-DR-A-00012 P01 Proposed Bat Box Location Plan which identifies the proposed location of 1no. Schwegler 1FF Bat Box.
2. No night-time works will be undertaken.
3. Dark corridors will be maintained, as there is no new external lighting proposed as part of the approved development. As there is no longer an indirect impact on foraging & commuting bats through external lighting (as no new lighting is proposed), mitigation is no longer required.

Next Stages and Contact



We look forward to discussing the details of this application further with the Council, following our payment of the associated application fee via internal transfer and submission of the application via the Planning Portal.

Yours Sincerely

Chris Johnson

Associate Planner