
Ecology Team Consultation Response	
Date:	07.01.2026
Planning Ref:	4/25/2048/0F1
Description:	Residential development of 6 dwellings, former Grove Court Hotel, Cleator.

Suggested Planning Conditions

Shadow Habitats Regulations Assessment (sHRA)

A shadow HRA is required to assess the likely significant effects upon the River Ehen SAC as a result of the development.

Bats

In order to minimise the risk disturbance of lighting on foraging and commuting bats along hedgerows and road corridors, a sensitive lighting plan must be adopted and accepted by the council and must be in line with the Institution of Lighting Professionals and Bat Conservation Trust's Guidance Note 08/18 Bats and Artificial Lighting in the UK (2018).

A 15m buffer is to be instated on the tree on the southern boundary that has two bat boxes. This will limit disturbance should these boxes be used by bats. If works are due to work within 15m of this tree, noise levels are to be kept to a minimum.

Small Mammals and Badgers

All development work should be carried out with care to avoid these small mammals such as hedgehogs, and badgers. Contractors should be briefed about the potential presence of hedgehogs and Works should be supervised during initial clearance of the Site to avoid injury to any disturbed individuals.

Any trenches or excavations that are left open overnight should have a means of escape for mammals i.e. a scaffold board to act as a ramp.

Holes 13cm x13cm will be created in boundary fencing to be incorporated to allow access for hedgehogs, amphibians and reptiles.

Herptiles

Construction works must adopt a precautionary method of working regarding herptiles, detailed as follows:

- Works to clear any vegetation, debris and soil/debris mounds are undertaken with care, whilst checking for wildlife. If found, they are moved to an area with suitable cover outside the works site.
- Construction materials are stored on pallets or hard standing where possible. This minimises the risk of animals utilising the stored materials for shelter.

Breeding Birds

To mitigate disturbance effects vegetation clearance should take place outside of the breeding bird season (which runs March to August, inclusive). Where this timing is not possible the area should be checked prior to removal by a suitably experienced ecologist and if active nests found, vegetation left untouched and buffered until all birds have fledged.

Construction Environmental Management Plan (CEMP)

A CEMP should be produced to detail the procedures for protecting the environment during construction to address the following points (but not limited to):

- Pollution prevention control
- Dust mitigation
- Species protection during construction (see below)

Biodiversity Net Gain

No development hereby permitted shall commence until:

- a) a Biodiversity Gain Plan has been submitted to the planning authority demonstrating a 10% net gain,
- b) the planning authority has approved the plan in writing,
- c) the onsite habitat provision is accompanied by a Habitat Management and Monitoring Plan in place for 30 years as the gains here constitute 'Significant On-site Gains', this monitoring plan is to be accepted by the council and,
- d) the off-site provision is secured through a Section 106 for a period of 30 years, and is approved by the council in writing,
- e) Monitoring results are to be programmed to be submitted to the council. These should include evidence demonstrating how BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The development shall be carried out in accordance with the approved plans.

Enhancements

Two 1E Schwegler Bat Access Panels to be integrated into the new buildings, or two Habitat Bat Boxes can be used in place as these are more inconspicuous.

Two bird nest boxes suitable for passerine birds are installed on or integrated into the newly constructed buildings, for example:

- Two Vivara Pro WoodStone House Sparrow Nest Boxes;
- Two WoodStone Swift Nest Boxes.