



| Ecology Team Consultation Response | |
|---|--|
| Date: | 17.03.2026 |
| Planning Ref: | 4/25/2048/0F1 |
| Description: | Residential development of 6 dwellings, former Grove Court Hotel, Cleator. |

Suggested Planning Conditions

Habitat Management and Monitoring Plan

No development hereby permitted shall commence until:

- a) A Habitat Management and Monitoring Plan (HMMP) in place for 30 years is submitted to and accepted by the council.
- b) the off-site provision, if not using a registered habitat bank, is to be secured through a Section 106 for a period of 30 years and is approved by the council in writing. If a registered habitat bank is to be used then proof of unit purchase/purchase certificate is to be submitted to the council in lieu of a Section 106,
- c) 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.

BNG Informative

The effect of paragraph 13 of 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 on 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 break of planning control.

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.