

**CUMBERLAND COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/25/2414/DOC
2.	<b>Proposed Development:</b>	DISCHARGE OF CONDITION 8 OF PLANNING APPLICATION 4/25/2007/0F1
3.	<b>Location:</b>	UNIT 1 (BRANNANS), LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR
4.	<b>Parish:</b>	Cleator Moor
5.	<b>Constraints:</b>	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Coal - Development Referral Area - Data Subject to Change,
6.	<b>Publicity Representations &amp; Policy</b>	See Report
7.	<b>Report:</b>	<p><b>Site Location</b></p> <p>Unit 1 is an existing employment unit on the established Leconfield Industrial Estate in Cleator Moor. It occupies a visually prominent location at the entrance to the estate.</p> <p><b>Relevant Planning History and Location</b></p> <p>Planning permission to demolish the front section (Unit 1) of the Brannan`s Factory Building was granted on 26 September 2025 (planning reference 4/25/2007/0F1). It was subject to 9 conditions.</p> <p><b>Proposal</b></p> <p>An application to discharge condition 8 of the permission has been submitted which relates to ecology and in particular the design and siting of bat boxes. Condition 8 states:</p>

## Bats

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.

### Reason

To protect the ecological interests of the site and surrounding area in accordance with Policy N1 of the Copeland Local Plan 2021-2039.

### Assessment

As this application is specific in that it seeks to discharge condition 8, only the Council's Ecologist as the relevant expert has been consulted. Cleator Moor Town Council as the local Parish have also been notified as per standard practice.

Of relevance and as referred to in the condition, are the recommendations made by the Bat Roost Survey Report prepared by Tetra Tech (2024) as set out in the extract below:

<b>Recommendations</b>	<p>One bat box (Schwegler 1FF or equivalent) is recommended to compensate for loss of Potential Roosting Features on the demolished section of Unit 1.</p> <p>Measures to avoid and mitigate the potential effects of the development upon foraging and commuting bats include:</p> <ul style="list-style-type: none"><li>• 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.</li><li>• Lighting strategy in accordance with ILP (2023) guidelines to create dark corridors to be secured by condition.</li></ul>
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### Council's Ecologist Consultation Response

The following documents:

- The Cover Letter dated 6<sup>th</sup> October 2025 from Avison Young, and
- Drawing number CMIQ-NOR-A01-00-DR-A-00012 P01 Proposed Bat Box Location



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	<p>Plan which identifies the proposed location of 1no. Schwelger 1FF Bat Box;</p> <p>were submitted in support of the discharge. These have been reviewed and the Council's Ecologist accepts the specification and siting of the bat box, and the measures taken to avoid and mitigate potential effects of the development upon foraging and commuting bats.</p> <p><b>Conclusion</b></p> <p>Taking into account the above and the Ecologists view accepting the detailed information provided in the submitted documents it is considered that the application to discharge Condition 8 can be approved.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve Discharge condition 8</p>
<b>Case Officer: H.S. Morrison</b>	
<b>Date : 10/02/2026</b>	
<b>Authorising Officer: N.J. Hayhurst</b>	
<b>Date : 10/02/2026</b>	
<b>Dedicated responses to:- N/A</b>	