



Ecology Team Consultation Response	
Date:	23.04.2026
Planning Ref:	4/25/2135/DOC
Description:	Discharge of Conditions 3, 4, 7, 8, 9 10 and the requirements of Biodiversity Net Gain of Planning Application 4/23/2394/0F1.

This response pertains to Condition 4 and the requirements of Biodiversity Net Gain.

Condition 4 Wording

Condition 4 states, “prior to the commencement of development a Biodiversity Net Gain Strategy (BNGS) and a Project Implementation Plan (PIP) shall be submitted to and approved in writing by the Local Planning Authority.

The BNGS shall detail proposals to redress loss of biodiversity and the mitigation strategy proposed shall include all on and off-site habitats required to deliver a net gain of at least ten percent. The BNGS shall use the Statutory Biodiversity Metric Calculation Tool associated with the Environment Act 2021.

The PIP shall detail the delivery of ecological BNG mitigation and compensation, in accordance with the approved BNG strategy. The PIP shall include timescales for implementation, and an ongoing management and maintenance plan.

The BNGS and PIP shall be implemented, managed and maintained in accordance with the approved details for a period of 30 years.

Reason: To ensure delivery of the required biodiversity net gain in accordance with the provisions of Policy N3 of the Copeland Local Plan 2021-2039.”

Council Response

The county ecologist approves the Biodiversity Net Gain Assessment and Project Implementation Plan, the Planting Plan (which includes the timescales for implementation, and ongoing management and maintenance plan) and the respective Statutory Metric, and confirms that the above condition has been met with all required information provided.

Therefore, there can be a **full discharge** of Condition 4 and BNG Requirements.