

Ecology Team Consultation Response	
<b>Date:</b>	23.04.2026
<b>Planning Ref:</b>	4/25/2299/0F1
<b>Description:</b>	Conversion of existing barns into a single four bedroom dwelling including the creation of a parking area and installation of a package treatment tank.

## Suggested Planning Conditions

### ***Breeding Birds***

Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

A pre commencement check for barn owl use should be undertaken prior to the beginning of any works.

### ***Small Mammals***

All development work should be carried out with care to avoid small mammals such as hedgehogs. 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.

Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure badgers are not trapped during work.

### ***Bats***

From the site surveys, it has been established that the building is in use as a day roost of Common Pipistrelle (*Pipistrellus pipistrellus*) bats and a day roost of brown long-eared (*Plecotus auritus*) bats. **Due to the proposed works affecting the known roosts, a Natural England Development Licence is necessary to legally carry out the works.**

At the beginning of the works, a licenced ecologist is required to undertake soft demolition by accompanying building contractors in inspecting the structure by hand. This will ensure no hibernating bats are harmed by the works. One 2F Schwegler Bat Box will be required to be installed on the morning of the bat inspection so that any hibernating bats found can be translocated to this feature and allow the works to commence without impacting upon the bats.

It is imperative that no modern breathable felt is used in the new roof design, where bats could be present.

### ***Enhancements***

The installation of three bird boxes on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Bark Boxes Blue Tit 25mm (trees), Woodstone Nest Box (buildings or trees), or a similar alternative brand.

Two Eco Bat Boxes or Integrated Eco Bat Boxes should be placed on the structures on the site to compensate for the loss of the existing roosts. It is imperative that no modern breathable felt is used in the building where bats could be present. This is due to the membrane on the modern felt entangling bats and leading to their demise.

Artificial lighting should be avoided around compensatory roosting features. If artificial lighting is required, a sensitive lighting plan with sensored lights triggered by large bodies should be incorporated.

### ***Habitat Management and Monitoring Plan***

No development hereby permitted shall commence until:

- a) A Habitat Management and Monitoring Plan (HMMP) in place for 10 years is submitted to and accepted by the council. The 10-year HMMP will be required for onsite gains totalling less than 0.5units.
- b) 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.