

Ecology Team Consultation Response	
Date:	11.12.2025
Planning Ref:	4/25/2414/DOC
Description:	Discharge of Condition 8 of planning application 4/25/2007/0F1 Unit 1 (Brannans), Leconfield Industrial Estate, Cleator Moor

Condition 8

Condition 8 states, “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.”

The recommendations made by the Bat Roost Survey Report prepared by Tetra Tech (2024) are set out in the extract below:

Recommendations	<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"> • 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. • Lighting strategy in accordance with ILP (2023) guidelines to create dark corridors to be secured by condition.
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Council Response

The following documents were submitted:

- The Cover Letter dated 6th October 2025 from Avison Young, and
- Drawing number CMIQ-NOR-A01-00-DR-A-00012 P01 Proposed Bat Box Location Plan which identifies the proposed location of 1no. Schwegler 1FF Bat Box

The County Ecologist has reviewed the above two documents and 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.

