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<b>Ecology Team Consultation Response</b>	
<b>Date:</b>	04.02.2026
<b>Planning Ref:</b>	4/26/2023/DOC
<b>Description:</b>	Discharge of Conditions 3 and 4 of Planning Application 4/24/2057/0F1 land to the west of the Energy Coast Business Park, Haile.

This response pertains to Condition 4.

Notes: The County Ecologist notes that 10% BNG has been gained for the area-based habitats but not for the hedgerow habitats and therefore this does not meet the requirements set out in Condition 4.

### **Condition Wording**

Condition 4 states, “the site shall provide for a minimum of 10% Biodiversity Net Gain, details of how this is to be achieved shall be submitted to and approved in writing by the Local Planning Authority before any development commences. The development shall be carried out in accordance with the approved scheme and maintained in perpetuity thereafter.

Reason: To ensure that a minimum of 10% Biodiversity Net Gain is achieved for the site in accordance with Policy N3 of the Copeland Local Plan 2021-2029.”

### **Council Response**

The County Ecologist is able to partially discharge Condition 4 for the reasons stated above.