

Ecology Team Consultation Response	
Date:	06.05.2026
Planning Ref:	4/26/2132/0F1
Description:	Full planning permission for the erection of a new building primarily for general industrial, office and research and development (e(g)(i), (ii) & (iii)), including associated car parking, hard and soft landscaping, associated infrastructure and biodiversity enhancements.

Suggested Planning Conditions

Construction Environmental Management Plan (CEMP)

A CEMP should be produced to detail the procedures for protecting the environment during construction to address the following points (but not limited to):

- Pollution prevention control
- Dust mitigation
- Impaction of habitats
- A chapter incorporating the Reasonable Avoidance Measures (RAMS) report (Tetra Tech, 2024i).
- A sensitive lighting scheme for bats and other wildlife

Breeding Birds

All habitat clearance is to be undertaken outside of the nesting bird season (generally accepted as March to September inclusive). If this is not possible, a nesting bird check undertaken by a suitably qualified ecologist will be required to take place 24 hours prior to clearance works. Once complete, a 24-hour window will allow for the area to be made unsuitable for nesting in the area checked.

If these works in the checked area are not completed within 24h, a further inspection may be required. Should an active nest be identified all works within a suitable buffer of the nesting site must cease until the young have fledged / nesting ends. The size of the buffer will depend on the species of bird and will be confirmed by the Ecological Clerk of Works (ECoW).

INNS

The ECoW should conduct a pre-commencement walkover to check for the presence of INNS, prior to works commencing.

In the event an invasive species is identified at any point during the works, findings should be reported to a suitably licenced Ecologist. If present, recommend specialist contractor control / eradication plan, no work buffer zones with fencing, consider controlled waste disposal requirement.

Amphibians

Precautionary working methods (PWMs) are recommended during the construction phase to avoid harm to common amphibians. Measures recommended include:

- timing works to minimise any potential impacts pre- and during construction; site clearance should ideally be undertaken between April and October (or in temperatures above 5oC) when amphibians are active (bearing in mind that a nesting bird check will be required);
- any vegetation clearance is recommended to be undertaken under the supervision of an experienced ecologist (under a ECoW) who will give a detailed Toolbox Talk prior to the start of each working day.
- Immediately prior to site clearance works the ECoW will conduct a walkover of the site and fingertip search.
- The methods of vegetation removal include a directional two-stage cut (working towards retained habitats on and beyond the site boundaries to maintain connectivity) where a fingertip search by the ecologist will be conducted prior to both cuts. The first cut should be to a height of approximately 15 cm with the second cut to take down to ground level.
- Any existing soil / brash / log piles acting as potential hibernacula should be removed under supervision of the ecologist.
- Any pipes stored, or installed on-site, should be inspected and covered or capped at night to reduce the risk of animals becoming trapped inside. Precautionary measures should be captured within the site's CEMP.

Bats

A bats-specific lighting scheme will be designed during construction to minimise light impact. This should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023).

Precautionary Method of Works

All works are to be undertaken according to the Reasonable Avoidance Measures (RAMS) report (Tetra Tech, 2024i).

Habitat Management and Monitoring Plan

No development hereby permitted shall commence until:

- a) A Habitat Management and Monitoring Plan (HMMP) in place for 30 years is submitted to and accepted by the council.
- 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.