

Our Ref: 784-B072252

Your Ref: 4/25/2213/DOC

FAO: Christie Burns

20 August 2025

Dear Christie

784-B072252 LAND OFF DALZELL STREET 4/24/2391/0F1 – CONDITION DISCHARGE (BIODIVERSITY NET GAIN) – FURTHER INFORMATION

Re: HMMP

The applicant has provided an updated HMMP (Moor Row Drainage Scheme HMMP Rev01), to discharge Condition 3 as presented below:

Condition 3:

3. Prior to the commencement of development, a Habitat Management and Monitoring Plan has been submitted to and approved in writing by the local planning authority.

The Habitat Management and Monitoring Plan shall include the following:

- i A detailed scheme of habitat creation and habitat enhancement works that demonstrate the delivery of a minimum 10% net gain in biodiversity value post development over a minimum period of 30 years.*
- ii Planned management activities including details of site-wide aims and objectives.*
- iii Details of the persons and organisation(s) responsible for delivery of the habitat creation and habitat enhancement works.*
- iv The habitat condition targets that form the basis of what the Habitat Management and Monitoring Plan is setting out to achieve.*
- v Details of monitoring methods and a monitoring reporting schedule.*
- vi Details of adaptive management approaches.*

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Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of Strategic Policy N3 of the Copeland Local Plan 2021-2039, the National Planning Policy Framework and The Environment Act 2021.

An updated HMMP (Moor Row Drainage Scheme HMMP Rev01), was provided on the 11th August 2025 to address comments as detailed in Tetra Tech response dated 5th August 2025:

- i. Section 1.19 – 1.21 provides further information on the reinstatement of the modified grasslands and long-term management of these areas. As the proposed condition is poor, this is considered sufficient detail to show that these areas will achieve the proposed condition and detail on remedial actions in Table 1 is not required.
- ii. Section 1.12 has been amended to provide sufficient detail on the SUDS management regime and how Criteria A, C and E1 and E2 (on the Urban type condition sheet) will be satisfied to achieve moderate condition. Section 1.17 has been amended to provide further detail on how Criteria A - G will be achieved (on the Low distinctiveness Condition assessment sheet), achieving good condition.
- iii. Section 1.22 states a monitoring regime of visits to all areas annually in years 2, 5, 7, 10, 20, 25 and 30 in line with Condition 7.
- iv. Table 1 – Risk register has been updated to include the risk of failure to maintain sufficient species diversity (Criteria A) for the good condition modified grassland.

Conditions 4-7

Conditions 4-7 relate to the implementation of the Habitat Management and Monitoring Plans (HMMP). These conditions cannot be met at this time until habitat management and creation activities have been completed.

Conclusion

Previous comments made by Tetra Tech on behalf of Cumberland Council (784-B072252 LAND OFF DALZELL STREET 5th August 2025) have been addressed. The information presented in the HMMP is considered sufficient to discharge Condition 3 at this stage.

Yours sincerely

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pp. Kay Went BSc, MCIEEM

Senior Consultant

Associate

For and on behalf of Tetra Tech Limited

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