

Our Ref: 784-B072252

Your Ref: 4/24/2355/0F1

FAO: Christie Burns

17 June 2025

Dear Christie

## **784-B072252 MILLOM SCHOOL 4/24/2355/0F1- CONDITION DISCHARGE (BIODIVERSITY NET GAIN)**

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The project is located at Land at Millom School, Salhouse Road, Millom LA18 5AB. The Proposed Development is for redevelopment of areas within the Millom School site. This includes construction of community leisure centre and associated parking and landscaping including demolition of existing buildings and formation of temporary construction compound.

The application was considered by Cumberland Council on the 20<sup>th</sup> February 2025 and permission was granted subject to conditions (Application No: 4/24/2355/0F1). Conditions 3-9 pertain to Biodiversity Net Gain (BNG), however only conditions 4 and 5 are pre-commencement conditions.

**Condition 4** relates to the submission of a BNG Plan, which has now been received (dated 23/10/2024). Therefore condition 4 has been met and can be discharged.

**Condition 5** relates to the pre-commencement submission of the Habitat Management and Monitoring Plan (HMMP):

*5. Prior to the commencement of development/the development must not commence until 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 must 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.*

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- 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 the monitoring methods and a monitoring reporting schedule.*
- vi. *Details of adaptive management approaches.*

*Reason:*

*In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environmental Act 2021.*

The HMMP has now been submitted (ERAP, 2025) and was reviewed against the above criteria:

- i. The information presented in the HMMP matches the information presented in the BNG Metric and BNG report. The HMMP demonstrates delivery of 11.30% net gain over a 30 year period.
- ii. Planned management and habitat creation activities are detailed on page 20 – 43. These activities are considered appropriate to achieve the specified targets.
- iii. The persons/organisation(s) responsible for delivery of the HMMP are listed as Cumberland Council in Table PB-B10.
- iv. Habitat condition targets are detailed in Table PM-T01. These are considered site and habitat appropriate.
- v. The monitoring methods and intervals are details in Table MS-T01. The proposed monitoring methods and reporting schedule are considered appropriate.
- vi. Details of adaptive approaches are listed in ‘Adaptive Management’ page 45.

The information presented in the HMMP is considered appropriate to discharge Condition 5.

### **Conditions 3, 6-9**

Condition 3 can only be met once all the mitigation measures in the following documents have been implemented:

- Preliminary Assessment of Biodiversity Net Gain (Amended), Prepared by ERAP (Consultant Ecologists) Ltd February 2025, Reference: 2023-044b, received by the Local Planning Authority on the 6th February 2025; and
- The Statutory Biodiversity Metric (Amended), received by the Local Planning Authority on the 6th February 2025.

The development must be carried out in accordance with the approved document at all times thereafter.

Similarly, conditions 6-9 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**

We can confirm that pre-commencement conditions 4 and 5 for this development relating to BNG have been met and can therefore be discharged.

Conditions 3, 6-9 relating to implementation of the mitigation measures and HMMP are outstanding. 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.

Yours sincerely

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For and on behalf of Tetra Tech Limited

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