

## Client Details

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## Project Details

File Ref: 6028

Date Issued: August 2024

For

# Cleator Moor Town Deal, Proposed Refurbishment and Alterations



of

**The Phoenix Court PEC3 Building,  
Earl Street,  
Cleator Moor,  
Cumbria,  
CA25 5AU.**

**Application:**

This Statement has been prepared to accompany a Full Plans Application within a Conservation Area, for the alterations and refurbishment of the existing building to provide improved accessibility to all floors.

As part of the works, repairs and upgrades are being made that effect the external appearance of the building and being in a Conservation Area, these require planning permission.

**Habitat:**

The application site and proposed works relate to an existing buildings' envelope, within the conservation area of an urban setting. All areas of the building (including the roof space) are occupied and with no external landscaping associated with the proposal, it is considered that the pre-development and post development habitat category are unaltered by the proposal.

**Summary:**

As the proposed works will not displace any biodiversity, meeting the first and second conditions under De minimis exemption of The Biodiversity Gain Requirements (Exemptions) Regulations 2024, net gain provision is not required.

The applicant is aware that it is a criminal offence to disturb or harm protected species and should they subsequently be found or disturbed during any stage of the works, work will be pause and advice from a suitably qualified consultant be sought.