



Ecology Team Consultation Response	
Date:	17.03.2026
Planning Ref:	4/26/2079/DOC
Description:	Discharge of Conditions 4 and 5 of planning application 4/24/2391/0F1.

Request for More Information

Condition 4 Wording

The condition states, “the development hereby approved shall not be brought into use until the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by Planning Condition 3 have been completed in accordance with the approved details.

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.”

Council Response

Further information required: Photographs and respective descriptions must be submitted as evidence that the works have been undertaken.

Condition 5 Wording

Condition 5 states, “within 3 months of the completion of the habitat creation and habitat enhancement works detailed in Habitat Management and Monitoring Plan secured by Planning Condition 3, a completion report, evidencing the completed habitat creation and habitat enhancements shall be submitted to and approved in writing by the local planning authority.

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.”

Council Response

Further information required: The council accepts the completion report by Environmental Solutions Ltd, confirmed by a site visit in February 2026, however the applicant must evidence that the habitat creation works were completed no more than three months prior to the submission of the completion report, as is a requirement of the condition.