

03 December 2025

**Our Ref: P.1723.25**

Mr Stephen Jones  
Technical Director  
Gleeson Homes  
Manelli House, Cowper Road  
Gilwilly Industrial Estate  
**Penrith CA11 9BN**

Dear Stephen

**Re: Land at Uldale View, Egremont, CA22 2LE**

Further to our discussions, I can confirm the following in respect of some outstanding elements relating to planning condition 10 of the consent notice under Cumberland Council's reference 4/23/2313/0F1.

A re-visit of the site was carried out by Elizabeth Kenyon BSc(Hons) on 26<sup>th</sup> June 2025 during which habitats around the periphery of the site were found to be unchanged since her initial visit on 25<sup>th</sup> August 2022 and subsequent visit on 21<sup>st</sup> June 2023.

During the site visit, an assessment was also made of bat roost potential within trees proposed for removal and a check carried out to determine whether any invasive species were present within the site.

It was noted that having carried out a thorough inspection, looking for cracks, crevices and cavities suitable for roosting bats, none of the trees proposed for removal were considered to contain suitable bat roosting features.

In respect of invasive species, it was also noted that there were none present within the survey area at the time of survey.

I trust the above is acceptable, however should you have any queries at all, please do not hesitate to get in touch.

Yours sincerely,

*Alistair McLeod*

Alistair McLeod  
Company Principal  
**Ascerta**