

Christie Burns

From: Stuart Woodall
Sent: 16 April 2024 06:57
To: Christie Burns
Subject: Fwd: 4/24/2091/0B1 - BARN ADJACENT TO SELLA GRANGE, SELLA PARK HOTEL, CALDERBRIDGE

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Good morning Christie

Please find attached a summary statement from our Ecologists as requested, which confirms the Bat Licence is not required.

From:
Subject: RE: 4/24/2091/0B1 - BARN ADJACENT TO SELLA GRANGE, SELLA PARK HOTEL, CALDERBRIDGE
Date: 15 April 2024 at 16:55:28 BST
To: "Iona Frost-Pennington" , "Stuart Woodall"

Good afternoon Iona / Stuart,

I am writing in response to the email below from Cumberland Council Planning Department referring to condition 3 of Planning Reference: 4/23/2135/0F1 (conversion of the barn at Sella Park Hotel).

Due to changes in the proposed plans, which were amended in December 2023 and now won't include a skylight along the eastern pitch of the roof of the building, the works will allow retention of the bat roost used by Brandt's bats, which was identified at the location where the skylight was originally proposed. Therefore, as the works will allow retention of all bat roosts identified during the bat survey survey effort conducted on site, it is considered that the Mitigation Licence from Natural England will no longer be necessary, as long as the conversion work strictly follows the precautionary working methodology outlined in the Non-Licensed Method Statement for the site.

The Non-Licensed Methods Statement document will detail the measures to avoid harm or significant disturbance to bats using the building, as well as working methods around the identified bat roosts. It will also include a toolbox talk conducted for site workers by the licensed bat ecologist and instructions relating to the new bat loft for the brown long-eared bats.

I trust this information is sufficient, and I will send over the Non-Licensed Methods Statement document in due course so it can be submitted to the planning officer.

Kind regards

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