

Ecology Team Consultation Response	
Date:	25.08.2026
Planning Ref:	4/26/2175/0F1
Description:	Conversion of existing hayloft and demolition and replacement of single storey building to form an extension to the existing dwelling house.

The County Ecologist accepts the bat, barn owl and nesting bird survey report (Duddon Ecology, 2026) and suggests the following planning conditions.

Suggested Planning Conditions

Barn Owls

Prior to works commencing, a Barn Owl nest box is to be installed inside one of the portal-framed barns on the site, at a minimum height of 3m and with suitable provision to access the building (e.g. a hole c.130mm x 130mm). Barn Owls boxes can be brought pre-fabricated or built to the specifications provided by the Barn Owl Trust.

Breeding Birds

Works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present within habitat/buildings that may be directly or indirectly impacted. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

Small Mammals

All development work should be carried out with care to avoid small mammals such as hedgehogs. Contractors should be briefed about the potential presence of small mammals and should adopt the following precautionary method of works:

- All work must take place during daylight hours.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered.
- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.

- Stored materials should be raised (i.e. stored on pallets) in order to ensure that wildlife such as hedgehogs do not shelter in the piles.

Bats

If construction has not commenced within 18 months of the survey being conducted, then the survey should be repeated.

The following good working practices should be adhered to;

- If bats are found during work, **all work will cease** and advice sought from an ecologist.
- Those undertaking the work will be observant during work for bats which may use the building if new areas of the roof are exposed and left open overnight. Bats are opportunistic and may make use of gaps opened up during work overnight even during the winter.
- Roof coverings on Building 1 should be stripped by hand and checked to ensure no bats are present beneath, or under the underside of slates.
- If it is necessary to remove a bat to avoid it being harmed, gloves should be worn. It should be carefully caught in a cardboard box and kept in the dark in a quiet place until it can be moved to an undisturbed part of the building, with outside access, and placed in a location safe from predators.
- Bats are particularly vulnerable whilst hibernating / torpid and deep crevices in stonework can be used by torpid bats - if possible the works should commence in milder conditions.
- A bats-specific lighting scheme will be designed during construction to minimise light impact upon the wider environment. This should be in line with the guidance note for Bats and Artificial Lighting (***Bat Conservation Trust, 2023***).

Enhancements

One nest boxes for Swift (*Apus apus*) is to be installed on the East or North facing external walls beneath the wall tops. Woodstone type materials are recommended for longevity. Two suitable examples are Woodstone® Swift façade nest box and No. 16 Schwegler Swift Box.