

Ecology Team Consultation Response	
Date:	01.10.2026
Planning Ref:	4/26/2300/DOC
Description:	DISCHARGE OF CONDITIONS 3, 4, 5 AND 6 OF PLANNING APPROVAL 4/25/2269/0F1.

This response pertains to Conditions 3, 4 and 6.

Condition 3 Wording

Condition 3 states, “Prior to the commencement of any works on the conversion of the building, the owl nesting box must be built into the gable of the barn in accordance with the owl box details received on 28th July 2025 as part of the planning application. The owl box must remain in situ and working order for the lifetime of the development.

Reason: In order to protect the species on site and in accordance with Policies N1, N2 and N3 of the Copeland Local Plan.”

Condition 4 Wording

Condition 4 states, “Before development commences details of a sensitive construction and operational lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. This lighting scheme shall be in line with the Bat Conservation Trust’s Guidance Note 8 for Bats and Artificial Lighting: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting>.

Reason: In order to ensure that sensitive species on site are protected and in accordance with Policies N1, N2 and N3 of the Copeland Local Plan.”

Condition 6 Wording

Condition 6 states, “Prior to the first occupation of the development hereby approved, two bat boxes must be installed within the barn conversion and three bird boxes must be integrated within the barn conversion to provide opportunities for breeding birds.

Reason: To ensure the provision of a satisfactory provision for bats and breeding birds and in accordance with Policies N1, N2 and N3 of the Copeland Local Plan.”

Council Response

The County Ecologist accepts the Proposed Lighting Scheme (29 September 2026) and the Barn Owl, Bat and Breeding Bird Plan (29 September 2026) and therefore confirms that Conditions 3, 4 and 6 can be discharged.