Cumberland Council

Ecology Team Consultation Response	
Date:	28.10.2026
Planning Ref:	4/26/2322/0F1
Description:	Prior notification of proposed demolition of Calder Hall turbine hall b.

The County Ecologist notes that Calder Turbine Hall B is comprised of two buildings: F103 and F104.

Suggested Planning Conditions

Breeding Birds

Demolition works affecting internal spaces of Building F103, and the rooves of both Buildings F103 and F104, are to take place outside of the breeding bird season (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

Demolition works may proceed to Building F103 without any requirement for further surveys, licencing, or any ecological supervision, assuming that destruction of the bat roost in Building F104 occurs prior to works at Building F103.

Due to the identified roost in building F104, a European Protected Special Mitigation Licence is to be sought and approved by Natural England and submitted to the council ahead of demolition commencing.

As part of the conditions of the BER, the Named Ecologist or an Accredited Agent will provide a toolbox talk and pre-works inspection and supervision of the removal of the cladding and window associated with the roost feature at Building F104. The toolbox talk will also cover potential for nesting birds that could be present in F103 and F104 and what to do if a bat or evidence of bats is unexpectedly discovered. It is anticipated destruction of the roost feature will be the first action of the overall demolition.

In the unexpected event that a bat or evidence of a bat roost is found in another area of Buildings F103 or F104 during demolition works proceeding the licensable elements of the works, all works will stop, and a licenced ecologist will be contacted to discuss how to proceed.

As compensation for the destruction of a common pipistrelle day roost, a bat box will need to be installed before the roost feature is destroyed and this will be a condition of the licence.