Cumberland Council

Ecology Team Consultation Response	
Date:	29.10.2026
Planning Ref:	4/26/2331/DOC
Description:	Discharge of condition 12 of planning approval 4/24/2044/0F1.

Condition 12 Wording

Condition 12 states, “Prior to the occupation of the development hereby approved a Biodiversity Net Gain Strategy (BNGS) and a Project Implementation Plan (PIP) shall be submitted to and approved in writing by the Local Planning Authority.

The BNGS shall detail proposals to redress loss of biodiversity and the mitigation strategy proposed shall include all on and off-site habitats required to deliver a net gain of at least ten percent. The BNGS shall use the Statutory Biodiversity Metric Calculation Tool associated with the Environment Act 2021.

The PIP shall detail the delivery of ecological BNG mitigation and compensation, in accordance with the approved BNG strategy. The PIP shall include timescales for implementation, and an ongoing management and maintenance plan.

The BNGS and PIP shall be implemented, managed and maintained in accordance with the approved details.

Reason: To ensure delivery of the required biodiversity net gain in accordance with the provisions of Policy N3P of the Copeland Local Plan 2021-2039.”

Council Response

The County Ecologist approves the Biodiversity Net Gain Strategy (Total Ecology, 2026) and the Implementation Strategy, which is embedded within Section 2 of the BNGS. Therefore, Condition 12 can be discharged.