

Ecology Team Consultation Response	
<b>Date:</b>	01.07.2025
<b>Planning Ref:</b>	4-25-2145-0F1
<b>Description:</b>	Demolition of vacant former tannery building & formation of storage compounds.

## **Suggested Planning Conditions**

### ***Lighting Relating to Bats***

During construction and operation, a sensitive lighting scheme is to be used for bats in the surrounding area. The following aspects must be considered (not limited to):

- Downward positioning of lighting to avoid unnecessary upward spill.
- Type of lighting: studies have shown that light sources emitting higher amounts of UV light have a greater impact to wildlife. Use of narrow-spectrum bulbs that avoid white and blue wavelengths are likely to reduce the number of species impacted by the lighting;
- Reduce the height of lighting columns to avoid unnecessary light spill.
- The lighting scheme should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023).

### ***Breeding Birds***

Any works such as vegetation clearance or demolition that will affect habitats suitable for use by nesting birds must be scheduled to commence outside the bird nesting season, which runs from March to August (inclusive). Commencement of works in the nesting season must be informed by a pre-works nesting bird survey, carried out by a suitably experienced ecologist.

If breeding birds are detected the nest/s will be cordoned off with an exclusion zone until the young have fledged. It should be noted that nests are very difficult to find in bramble habitat, thereby making it more likely that an offence may be committed.

One house sparrow terrace nest box is to be installed at the eastern elevation of the off-site building to be retained (within the client's ownership).

### ***Small Mammals***

All development work should be carried out with care to avoid these small mammals such as hedgehogs. Contractors should be briefed about the potential presence of hedgehogs and Works should be supervised during initial clearance of the Site to avoid injury to any disturbed individuals. Precautionary method of working should follow Section 5.2.8 of the Ecological Survey and Assessment Report by ERAP Ltd (2025).

### ***Biodiversity Net Gain***

No development hereby permitted shall commence until:

- a) a Biodiversity Gain Plan has been submitted to the planning authority demonstrating a 10% net gain,
- b) the planning authority has approved the plan in writing,
- c) the offsite habitat provision is accompanied by a Habitat Management and Monitoring Plan in place for 30 years and secured with a Section 106,
- d) Monitoring results are to be programmed to be submitted to the council. These should include evidence demonstrating how BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The development shall be carried out in accordance with the approved plans.