
Ecology Team Consultation Response	
Date:	23.07.2025
Planning Ref:	4/25/2206/0F1
Description:	Proposed conversion of vacant store adjoining dwelling into a kitchen/living room and bedroom with shower room (extension of existing dwelling).

Suggested Planning Conditions

Bats

Due to the absence of roosting bats works can proceed without the need for a European Protected Species Licence. However, if any bats are found during works, then all works must stop, and a licenced bat ecologist should be contacted.

If works have not commenced within 18 months of the date of activity survey (undertaken 28.05.2025), a survey update will be required to confirm that the situation regarding bats has not changed.

Breeding Birds

If works are to be carried out during the breeding bird season (March – August, inclusive), a breeding bird check should be undertaken no more than 48 hours prior to works commencing. If breeding birds are found, works will need to be postponed until birds have fledged.