



Ecology Team Consultation Response

Date:	01.10.2025
Planning Ref:	4/25/2079/0R1
Description:	Reserved matters seeking approval of access, appearance, landscaping, layout and scale following outline approval 4/22/2070/0o1 for residential development (the outline application was not an EIA application)

Suggested Planning Conditions

The following planning conditions are suggested in line with Matter 26 of the Appeal Decision (03.08.2023).

Breeding Birds

Works should be completed outside of the breeding bird period (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. 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 hedgehogs and Works should be supervised during initial clearance of the Site to avoid injury to any disturbed individuals.

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 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure badgers are not trapped during work.

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.

Enhancements

Bird and bat boxes should be installed on a minimum of three of the new build houses.

The following bird box types are suggested:

- 3 of Schwegler No. 17 swift nest box and/or,
- 3 of Schwegler 1SP sparrow terrace.



The following bat box types are suggested:

- 3 Vivara Pro WoodStone Bat Box and/or,
- 3 Low Profile WoodStone Bat Box.

Access between gardens should also be retained for hedgehogs. The gap is to be 10cm x 10cm at ground level. Roadside boundaries of properties should not have these access holes, to encourage hedgehogs to avoid the road as much as possible.