

Ecology Team Consultation Response	
Date:	07.05.2025
Planning Ref:	4/25/2120/0F1
Description:	Hybrid planning application for the redevelopment of Scalegill Hall Farm including full planning permission for the demolition of redundant farm buildings, the refurbishment of Scalegill Hall, conversion of a barn to two dwellings and outline planning permission for residential development with all matters reserved except access. Scalegill Hall Farm, Scalegill Road, Moor Row.

Suggested Planning Condition(s)

Biodiversity Net Gain

No development hereby permitted shall commence until:

- a) a Biodiversity Gain Plan has been submitted to the planning authority demonstrating a minimum of a 10% net gain,
- b) the planning authority has approved the plan in writing,
- c) the habitat creation is accompanied by a Habitat Management and Monitoring Plan in place for 30 years as the gains here constitute 'Significant On-site Gains', this monitoring plan is to be accepted by the council and,
- 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.

Roosting Bats

Bat Activity surveys on Buildings 1, 2, 3 and the derelict buildings. These surveys must be undertaken during the bat activity season (May to August, inclusive).

The surveys should be conducted between May and August. If a bat roost is confirmed during the surveys, then a Bat Mitigation Licence from Natural England may be required to proceed with the works.

Foraging and Commuting Bats

To avoid any impacts on foraging and commuting bats, any temporary or permanent lighting associated with the proposals should avoid lighting the adjacent hedgerow. All lighting should adhere to measures outlined in the Bats and Artificial Light Guidance Note (Institution of Lighting Professionals, 2023).

Breeding Birds

To avoid impacts on other breeding birds, works must commence outside of the bird breeding season (March-August, inclusive). If this is not possible, works should be conducted under the supervision of an experienced Ecological Clerk of Works (ECoW), who will conduct pre-construction checks and identify any active nests within the footprint of the development. If active nests are found, a suitable buffer is to be put in place until the young have fledged.

Barn Owl

Barn owl surveys on Buildings 1, 2 and 3. These surveys must be undertaken during the barn owl nesting season (March to June, inclusive).

If barn owl are confirmed as nesting on site, then any works that have potential to cause disturbance must not be undertaken during the breeding season (March to August inclusive). In addition, adequate provision will have to be built into the detailed design to replace any lost nesting habitat and temporary habitat will need to be provided during the development – this must be accepted by the council prior to the commencement of works.

Reptiles

A Precautionary Method of Working (PMoW) to minimise and avoid any adverse impacts to reptiles.

Construction Environment Management Plan

Prior to construction start, a CEMP must be produced, and accepted by the council, in line with the recommendations set out in Section 4 of the PEA and PRA report produced by Esk Ecology in September 2024m. It should also include a lighting strategy for the site.

The CEMP must include the following good practice measures as set out in Section 4.5 of the PEA and PRA report by Esk Ecology, in order to avoid and mitigate construction-phase impacts on fauna on site:

- Toolbox talks provided to site personnel should cover the potential presence of reptiles, breeding birds, bats, badger, brown hare and west European hedgehog.
- Access ramps (plank of roughened wood) to be installed each night within any open trench or pit to prevent entrapment of mammals.
- Daily checks of any excavations to be made prior to commencing work to ensure that no mammals have become trapped. Should a trapped animal be found, a suitably experienced ecologist should be immediately contacted for advice.

- Any pipes with a diameter of greater than 200 mm which are stored or installed on site are to be covered or capped overnight to reduce the risk of animals being trapped inside.
- Site lighting, whether temporary or permanent, should be minimal and directed away from trees and hedgerows.
- No construction activities should take place on site from one hour before dusk up to one hour after dawn.
- Any animals disturbed by site.

Enhancements

The following enhancements should be placed within the development, as recommended by the PEA and PRA report produced by Esk Ecology:

- Provision of bug hotels and bee posts.
- Installation and maintenance of bird feeders and nest boxes.
- Creation of passageways in garden fencing for small mammals such as hedgehogs.
- Provision of log piles.