
Ecology Team Consultation Response	
Date:	06.08.2025
Planning Ref:	4/25/2245/0F1
Description:	PROPOSED CHANGE OF USE FROM FORMER LICENCED PREMISES TO OFFICES

The County Ecologist notes and accepts the explanation given in Section 6 of the Draft BNG report produced by Hesketh Ecology in May 2025.

However, if this development is to be exempt from BNG under the *de minimis* rule, then the redline boundary will need to be redrawn and resubmitted to evidence that this development could be exempt.

On another subject, as a heads-up, please note that prior to an application being submitted for the development works, it is highly likely that bat surveys will be required on the building. A Preliminary Bat Roost Appraisal (PBRA) will need to be done which can be done at any time of year. If results from the PBRA state that further activity surveys are needed, these will need to be undertaken between May and September. If only one survey is required it must be done mid-summer season (May-August inclusive). The council will not accept a single survey being done in September as this is considered suboptimal.