

Ecology Team Consultation Response	
Date:	20.08.2025
Planning Ref:	4/25/2262/0F1
Description:	Demolition of existing dwelling and outbuilding for a self-build & custom build replacement dwelling, detached garage and new package sewage treatment plant.

**Please note the requirement of a European Protected Species Licence will be required for this development to proceed.**

### Suggested Planning Conditions

#### ***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 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.

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 of 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

#### ***Bats***

Four confirmed bat roosts will be lost or damaged by this proposed development. **Therefore, a European Protected Species Licence will be required for this development to proceed.** The licence needs to be applied for after planning consent is obtained, and a licenced ecologist will need to complete all the relevant paperwork.

Full mitigation will be described in the paperwork for the licence application, but this will include a full re-inspection prior to works starting, watching brief for the removal of the roof area, provision of temporary and permanent roosting provision on site for the displaced bats.

### ***Sensitive Lighting Scheme***

A bats-specific lighting scheme will be designed during construction and operation to minimise light impact. This should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023).

This must be submitted to the council for the development to proceed.

### ***Enhancement Features***

Bat boxes must be integrated into the fabric of the development in order to replace and enhance roosting opportunities for bats. These must follow specific recommendations outlined within the mitigation strategy submitted as part of the licence.

Four bird boxes are to be integrated within the development, some within the fabric of the building, to provide opportunities for breeding birds such as:

- Schwegler No. 17 swift nest box
- Schwegler 1SP sparrow terrace
- Schwegler 1B nest box
- Schwegler 2H robin box
- Woodstone nest box