

Ecology Team Consultation Response	
Date:	06.11.2025
Planning Ref:	4/25/2360/0F1
Description:	Prior approval application for conversion of barns into dwellings – barn 1 one 3 bedroom detached dwelling; barns 2 & 3 to be demolished to create courtyard parking; barn 4 two bedroom detached bungalow; barn 5 two semi-detached two-bedroom dwellings.

The county ecologist gives the following comments regarding protected species.

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.

Bats

A bats-specific lighting scheme will be designed during construction and operation to minimise light impact on the bats using the site for commuting and foraging purposes. This should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023). This must be submitted to and approved by the council in writing.

The Preliminary Bat Roost Appraisal was undertaken by ArbTech in April 2025. If works do not commence within 18months of this survey, then it must be repeated.

Enhancements

Three bat boxes are to be installed at the site to provide additional roosting habitats for bats. These should be integrated within the fabric of the new buildings. An example of such a bat box is the Beaumaris Woodstone Bat Box, or similar alternative brand.

Two bird boxes are to be installed and integrated within the buildings structures to provide additional nesting habitat such as:

- Schwegler No. 17 swift nest box,
- Schwegler 1SP sparrow terrace, or
- Woodstone nest box.