

Ecology Team Consultation Response	
Date:	27.11.2025
Planning Ref:	4/25/2380/0F1
Description:	Construction of new garage, replacement of existing extension, addition of porch and internal alterations.

Suggested Planning Conditions

Bats

Although the Preliminary Roost Assessment for Bats (Hesketh Ecology, 2025) found this development to have negligible risk to bats, they move roost often and are opportunistic; there is a risk that bats could be present / active around the site. Bats could also occupy any small gaps created whilst works are underway. Therefore, the following Precautionary Method of Works is to be undertaken:

- Where possible gaps will not be left open over night to avoid the possibility of bats opportunistically roosting in gaps which will later be blocked.
- Any flashings or roof cladding should be removed by hand, with care, checking all areas as it is stripped.
- If bats are discovered or suspected at any time prior to or during works, all work in that area must pause and advice from the acting consultant be sought.

Birds

Works should commence outside of the breeding season for birds, which runs from March to August inclusive. If this is not possible a breeding bird check should be carried out in the trees adjacent to the works area 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.