
Ecology Team Consultation Response	
Date:	30.04.2026
Planning Ref:	4/26/2129/0F1
Description:	Proposed conversion and upgrade of dilapidated cottage and two storey rear extension.

The County Ecologist accepts that this development is exempt from BNG under the Self-Build rule provided that the applicant lives in the property for a minimum of 3 years. This development would not be exempt for the reasons that the site is less than 0.5ha and is only one dwelling.

Due to the numerous cavities in the walls, especially with the location being adjacent to a river, a Preliminary Bat Roost Assessment (PBRA) and all subsequent bat surveys that may be required as a result of the PBRA, must be undertaken between May and September inclusive, before this application can progress.