
Ecology Team Consultation Response	
Date:	02.06.2026
Planning Ref:	4/26/2165/0F1
Description:	Prior notification of proposed demolition of a prefabricated office building.

Suggested Planning Conditions

Ecological Precautionary Method of Works (PMoW)

The following PMoW is to be adopted during construction:

- Consider beginning the ground works between 1st August and 28th February. If work is planned to begin during the nesting season a suitably experienced ecologist is to be contacted to inspect the site within 48 hours of works commencing.
- Operatives working on the demolition are to be provided with relevant toolbox talks regarding identifying wildlife and actions to be taken on discovery of wildlife on the site during works. The toolbox talks are to be delivered before works commence and will focus on nesting birds, bats and reptiles.
- If evidence of bats is observed during demolition, then demolition should not proceed without further investigation and a detailed survey; a suitably experienced ecologist should be contacted for advice.
- Mounds of spoil or waste are not to be left overnight as they can be used by reptiles as refugia. Such waste is to be raised on pallets if necessary.