
Ecology Team Consultation Response	
Date:	30.06.2026
Planning Ref:	4/26/2205/0F1
Description:	Demolition of existing garages and change of use of land to extension of domestic curtilage including the erection of a detached garden room building (part retrospective).

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 within habitat/buildings that may be directly or indirectly impacted. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.