

Ecology Team Consultation Response	
Date:	08.07.2026
Planning Ref:	4/26/2217/0F1
Description:	Change of use of part of the ground floor from domestic use to commercial use; installation of new entrance by changing an existing window to a single doorway to serve first floor accommodation and alter an existing window to form a serving hatch.

The County Ecologist notes that as this property is on the coast there is a possibility of natterjack toad being present. Please could the applicant provide a statement confirming whether natural habitat on the periphery of the property will be impacted or if development will be localised to the existing footprint only? It must be noted also that the *de minimis* exemption threshold for the Biodiversity Gain Condition is 25m².

Additionally, whilst this building is a recent build there are features which could be of interest to bats, such as in the image below. Therefore, as bats are a material planning consideration, a Preliminary Bat Roost Appraisal (PBRA) and any associated further bats surveys required as a result of the PBRA are required prior to this application progressing.

