

Ecology Team Consultation Response	
Date:	21.10.2025
Planning Ref:	4/25/2240/0F1
Description:	Residential development consisting of no. 5 detached dwellings and associated works including formation of access, landscaping and drainage.

Suggested Planning Conditions

Breeding Birds

To mitigate disturbance effects vegetation clearance should take place outside of the breeding bird season (which runs March to August, inclusive). Where this timing is not possible the area should be checked prior to removal by a suitably experienced ecologist and if active nests found, vegetation left untouched and buffered until all birds have fledged.

Small Mammals

Any trenches or excavations that are left open overnight should have a means of escape for mammals i.e. a scaffold board to act as a ramp. This is especially important as hedgehogs have been recorded on site.

Biodiversity Net Gain

No development hereby permitted shall commence until:

- a) a Biodiversity Gain Plan has been submitted to the planning authority demonstrating a 10% net gain,
- b) the planning authority has approved the plan in writing,
- c) the onsite habitat provision is accompanied by a Habitat Management and Monitoring Plan in place for 30 years as the gains here constitute 'Significant On-site Gains', this monitoring plan is to be accepted by the council and,
- d) if the development does not purchase government credits and off-site units will be purchased instead, the off-site provision is to be secured through a Section 106 for a period of 30 years, and approved by the council in writing,
- e) Monitoring results are to be programmed to be submitted to the council. These should include evidence demonstrating how BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The development shall be carried out in accordance with the approved plans.