
Ecology Team Consultation Response	
Date:	28.10.2025
Planning Ref:	4/25/2344/0F1
Description:	Proposed new access road from Salthouse Road to the facility.

Suggested Planning Conditions

Biodiversity Net Gain

No development hereby permitted shall commence until the following are met:

- 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 habitat provision is accompanied by a Habitat Management and Monitoring Plan in place for 30 years as the gains whether it be onsite or offsite,
- d) if off-site provision used it must be secured through a Section 106 for a period of 30 years, and is 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.