
Ecology Team Consultation Response	
Date:	19.08.2026
Planning Ref:	4/26/2261/0F1
Description:	Addition of pitched roofs to flat roof dormers on west elevation.

The County Ecologist notes that, as the roof void will be impacted as part of the development, a Preliminary Bat Roost Appraisal (PBRA) must be undertaken prior to this application progressing, as bats are a material planning consideration. The PBRA may require further surveys to be undertaken. To cut costs the applicant may request that the ecologist undertake the PBRA and one of the further surveys (if any) on the same day.

Draft 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.