

Ecology Team Consultation Response	
Date:	24.09.2026
Planning Ref:	4/26/2291/0F1
Description:	Demolition of existing dilapidated dwelling and new build replacement.

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.

Bats

A bats-specific lighting scheme will be designed during construction to minimise light impact upon the vegetation behind the building. This should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023).

As a precautionary approach the following guidelines will be adhered to.

- All contractors on the site will be made aware of the possible presence of bats prior to the commencement of work.
- Contractors will be provided with the contact details of an appropriately qualified individual who can provide advice in relation to bats at any time during work. In the event that bats are found during work, unless the action has already been cleared by a suitably qualified individual, **all work will cease** and an appropriately qualified individual will be contacted for further advice.
- Contractors will be observant during demolition work for bats which may use the building if new areas of the roof are exposed and left open overnight. Bats are opportunistic and may make use of gaps opened up during work overnight.
- If it is necessary to remove a bat to avoid it being harmed, gloves should be worn. It should be carefully caught in a cardboard box and kept in the dark in a quiet place until it can be released at dusk near to where it was found, or moved to an undisturbed part of the building, with outside access, and placed in a location safe from predators.
- **If bats or bat roosts are found during work, all work should cease.** The site will need to be re-assessed in regard to its use by bats. A Natural England licence may be required if continuing

work is, on balance, likely to result in the disturbance, killing or injury of bats or the alteration, destruction or obstruction of roost site.

- Remove all roof coverings by hand only.
- There is no need to restrict the timing of work. Use of the structure by bats is equally likely to occur at any time of the year but will be at low levels.

Survey results have a validity period of 18-24 months.