

Baile Homes

Details in relation to The Planning Inspectorate Appeal Decision dated 2 February 2016, Appeal Ref: APP/R4408/W/15/3134783

SCHEDULE OF CONDITIONS ITEM 15. ECOLOGY

HIMALAYAN BALSAM

The Ecological Assessment Revision C and dated May 2015 identified small amounts of Himalayan Balsam to the Southern and Western boundaries. The species is a non-native invasive plant requiring treatment / removal from site.

We propose to carry out the following investigative / removal works in accordance with the Royal Horticultural Society recommendations:

- Areas of Himalayan Balsam growth are to be identified and mapped
- The preferred method of removal is a non-chemical solution
- Small infestations are to be hand pulled as the species is shallow rooted
- Any larger areas are to have the plant cut below the lowest node to prevent regeneration
- We propose to remove the plants before they flower and set seed (normal seeding period is June to October) and dispose of arisings from site to appropriate facility. Any plants to be identified early in the growing season for treatment prior to flowering. During winter months it is not possible to identify the plant
- In the event that the works need to be carried out during the seeding season we intend to bag the plant tops to prevent seed spread prior to hand pulling / cutting
- During the construction phase we will continue to monitor the site for any further growth and deal with any plants in the appropriate manner

SITE VEGETATION

As part of the general upkeep requirements for the land it is our intention to periodically cut back any site vegetation and keep growth to a minimum.

In the event that any excessive growth requires clearance during the bird nesting season (March-August) an appropriately qualified Ecologist will be appointed to supervise the works and advise appropriate protection measures that may be required should nesting bird activities be evident.