

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

PROTECTED SPECIES

Following recommendations contained within the Ecological Assessment Revision C and dated May 2015 we advise the following measures are to be taken:

BATS

In accordance with our separate submission fencing is to be installed to protect the existing Woodland Habitat beyond the Southern Boundary (currently separated by a stone wall).

Planting to the Southern boundary to be undertaken in accordance with the approved drawing ref: R/1638/1A to encourage bat movement.

Outdoor lighting scheme to be produced to minimise the negative impact on bat movements across the site. Low wattage directional downlights to be used wherever possible.

We do not anticipate any negative effect during the construction process as no works are planned outside of normal daylight working hours.

BADGERS

Following clearance of site vegetation the entire site, its boundaries and nearby areas are to be inspected for signs of Badger setts. In the event that any evidence of their presence is found we propose to undertake a survey in accordance with Government guidelines (as attached Appendix C). If evidence is found we will seek advice from a qualified Ecologist and take appropriate action.

BREEDING BIRDS

In the event that any vegetation clearance works are to be carried out between March and August an appropriately qualified Ecologist will attend site immediately prior to carrying out any works to inspect the site for any nesting evidence. In the event that nests are found further advice will be sought for appropriate protection.

Landscaping works in accordance with the approved drawings ref: R/1638/1A will be undertaken to timescales detailed within the Appeal decision and to be maintained as required to enhance the environment for breeding birds

REPTILES

There are small areas of debris piles on the site. Clearance works to be undertaken in accordance with the Ecological Assessment recommendations as follows:

"Directional clearance and dismantling debris piles within the site by hand is recommended prior to the commencement of construction works to avoid harm to reptile species. Dismantling debris piles by hand should also be carried out in the interest of hedgehogs"

These works are to be carried out prior to any new home construction works following mobilisation to site.