

From:Hall, Elizabeth
Sent:Tue, 20 Feb 2018 15:48:06 +0000
To:localreview
Cc:Evans, Andrew
Subject:RE: Planning application 17/01008/FUL. Appeal ref 17/00053/RREF
Attachments:1701008FUL reconsult.rtf



In response to the amended plan, my comments are as follows.

Bat and other ecological surveys are typically considered to be valid for 18 months in accordance with recommendations from Scottish Natural Heritage. In my view, further surveys are unwarranted at this time as the previous surveys are less than 18 months old.

My response of 27 September 2017 is unchanged. For the avoidance of doubt, my response is attached and recommendations are copied below.

I would also state that since we are in or approaching the breeding / active season for all protected species referred to in recommendations (breeding birds, red squirrel, badger, bats), that comprehensive and rigorous mitigation plans / Species Protection Plans are vital, along with a comprehensive biodiversity management plan.

Recommendation:

- Prior to commencement of development, a detailed mitigation plan outlining measures to ensure the protection of mammals recorded in close proximity to the site, including bats, red squirrels and badgers, shall be submitted to and approved by the Planning Authority. No development shall commence unless in accordance with the terms of this mitigation plan.
- No development shall commence during the breeding bird season (March – August), unless undertaken in accordance with a detailed Species Protection Plan (SPP) for breeding birds, that shall be submitted to and approved by the Planning Authority, and shall include provision for a pre-

development checking survey. Any development shall thereafter be undertaken in strict accordance with the approved SPP.

- Prior to commencement of development, a comprehensive biodiversity management plan shall be prepared by a competent ecologist, and submitted to and approved by the Planning Authority. The plan so approved will be implemented in accordance with the approved details.

Informative:

- Care should be taken to avoid pollution of the water environment by following SEPA regulatory guidance, e.g. GPP 5.

Liz Hall MSc

Assistant Ecology Officer

20/02/18

From: localreview

Sent: 20 February 2018 12:00

To: Evans, Andrew; Hall, Elizabeth; McDermott, Siobhan

Subject: Planning application 17/01008/FUL. Appeal ref 17/00053/RREF

Importance: High

PLANNING APPLICATION

**Derelict Dwelling Land West Of Glenkinnon Lodge
Peelburnfoot Clovenfords Scottish Borders**

PROPOSED DEVELOPMENT:

Erection of replacement dwelling house

APPLICANT:

Mr Adam Elder

**APPEAL UNDER SECTION 43A (8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT
1997**