

PLANNING CONSULTATION

To: Ecology Officer

From: Development Management

Date: 27th July 2017

Contact: Andrew Evans ☎ 01835 826739

Ref: 17/01008/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 17th August 2017, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 17th August 2017, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Mr Adam Elder

Agent: Camerons Ltd

Nature of Proposal: Erection of replacement dwelling house

Site: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords
Scottish Borders

OBSERVATIONS OF: Ecology Officer

CONSULTATION REPLY

It is recognised that a formal recommendation for a decision can only be made after consideration of all relevant information and material considerations. This consultation advice is provided to the Development Control service in respect of heritage and design issues (biodiversity).

In my response of 09/08/17 a proportionate EclA was requested. I note the information provided by Stone's Wildlife Management (*Ecological walk over survey At Peel Wood, August 2017*). In my opinion the information provided is lacking in the rigorous detail expected from ecological survey reports¹, in order to ensure appropriate recommendations can be made in respect of biodiversity. It lacks such elements as a site plan; desk survey data; reference to designated sites; detailed methodology; details of baseline conditions, and reference to mitigation or enhancement opportunities.

However, from the information provided, and from the previous survey undertaken, it can be concluded that, since no roosts, fresh or historic, were discovered in the building and trees surveyed within 30m of the development, that no licence and no further bat surveys are required. Nonetheless, as good practice, mitigation to ensure the protection of bats in close proximity to the site (as recorded during the survey), is required.

No evidence of current bird nesting, of red squirrels or their dreys or of badger activity was found during the survey. However, evidence of historic bird nests have been found, and red squirrels and badgers are recorded locally. Therefore, recommendations are given in terms of mitigation to ensure protection of these species, if the planning application is approved.

The development has potential to impact biodiversity through causing loss of the woodland resource. Therefore, it is recommended that (in line with Local Development Plan policy EP13), a detailed biodiversity management plan, prepared by a competent ecologist², should also be submitted.

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
27/09/17

¹ https://www.cieem.net/data/files/Website_Downloads/Guidelines_for_Ecological_Impact_Assessment_2015.pdf

² An ecological surveyor with demonstrable experience and skills, who may also be a member of the Chartered Institute of Ecology and Environmental Management (CIEEM)