

# MEMORANDUM

## Ecology

**To:** Development Control **Date:** 18 February 2026  
**From:** RBWM Ecology **Appn No.:** [REDACTED]  
**Location:** [REDACTED]  
**Proposal:** [REDACTED]  
**Type:** Full  
**Consultation Received:** 29 January 2026

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### Comments on Application

This is an application for a two storey side/rear extension following the demolition of the existing detached outbuilding.

A Preliminary Roost Assessment (EctoEcology, 2025) has been submitted and reviewed. This is based on a site survey conducted on the 14<sup>th</sup> July 2025 which is considered to be in date as per the CIEEM guidelines on the lifespan of ecological reports. The reports were conducted by suitably qualified ecologists as evidenced by holding relevant survey licences.

### **Protected Species**

#### *Bats*

The PRA assessed the building as having negligible potential to support roosting bats due to a lack of external potential roosting features or potential access points, and lack of internal evidence. No evidence of nesting birds was found.

Due to the small scale of the proposals, impacts to other ecological features are considered unlikely.

### **Biodiversity Enhancements**

In line with local policy NR2, all development proposals must incorporate biodiversity enhancements. This is to include one integrated bat box into the new extension. This is to be conditioned; wording is given below.

### **Biodiversity Net Gain**

This is a householder application and therefore is exempt from biodiversity net gain.

### Summary

There are no objections on ecological grounds, subject to the below condition for biodiversity enhancements.

#### *Biodiversity Enhancements*

**Condition:** Prior to the commencement of the development above slab level, details of biodiversity enhancements, to include but not limited to 1 no. integrated bat box, shall be submitted to and approved in writing by the council. Details are to include:

- ☐ A site plan showing the location of all enhancements
- ☐ Where relevant, elevation plans showing the locations of integrated enhancements to ensure correct placement in relation to windows, doors, balconies, light sources etc.
- ☐ Specifications for the type of boxes to be used.

The biodiversity enhancements shall thereafter be installed as approved.

**Reason:** To incorporate biodiversity in and around developments in accordance with the NPPF and Local Policy NR2.