

SECTION 1B Designated Sites and Priority Habitat:

1. Extent and location of habitats and features that could be affected:

Fig 1 shows site location with data from Magic Maps overlaid to show extent of woodland. Distance from proposed extension to woodland is approximately ?
Fig 2 is a photograph of the rear of the existing property, showing the minimal area of hanging tiles.



Figure 1 showing site location (in red) relative to the woodland area (in green).



Figure 2 showing the cladding on the existing rear facade.

2. Likely impacts to designations/priority habitat:

There will be no direct impacts to the woodland, the only indirect impacts would be dust and noise during construction.

3. How alternative designs and locations have been considered:

Extending at the rear, single-storey, is the least invasive as the main roof of the property remains untouched.
The existing rear extension was completed recently and so we believe there would be minimal affect to species as the habitat is not established.

4. How adverse impacts will be avoided:

Bat and bird surveys will be undertaken beforehand so we can undergo most sensible route and follow the ecologists advice.
No woodland will be directly damaged during build, and chosen contractor will take extra care around TPOs.
If there is evidence of bats on site, their commuting routes will be considered and retained.
Artificial lighting will be reduced on site during bat season.

5. How any unavoidable impacts will be mitigated or reduced:

Client will undertake reasonable actions to prevent harm to species and habitats which are highlighted in surveys, and follow ecologists advice.
The proposed extension is minimal and so there'll be minimal effect to habitats, and will be carried out when bats aren't present.
The wood cladding on the detached garage will remain as existing.
The front facade will remain as existing.

6. How impacts that cannot be avoided or mitigated, will be compensated:

If bats are present and the roost site will be damaged, then the client will restore or build new roost site to compensate.
Post construction monitoring will occur, to see if any interventions and adjustments are needed to be undertaken by an experienced ecologist.