

I asked for a PEA because there is a risk that there could be protected species which would be affected by the building works, As listed on the response of 6 8 24 great crested newts, slow worms, bats and stag beetles are the species of concern. I have reviewed the site visit photos which were added to the file after the ecology response

The photos show that the areas closest to the house are either paved or covered with gravel. The rear garden is mostly closely mown lawn with shrubs around the perimeter.

A PRA (Preliminary bat roost appraisal) will be sufficient in this situation, as the photos show that there could be potential bat roost features and the hanging tiles need to be checked carefully for gaps which could be used by crevice-roosting bats. The most appropriate locations for biodiversity enhancements should be shown in the report.

A precautionary working method must be agreed to protect slow worms, great crested newts and stag beetles. It should include the following:

All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.

Any excavations must be covered at night or be fitted with a small animal escape ramp

No fires can be lit on site.

Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.

Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August) or if this is not possible then only after being checked for nesting birds by a suitably qualified ecologist. If any active nests are found work must stop and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.