
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	243165
Address:	Old Louma Cottage, Hollybush Road, RG40 3QR.		
Proposal:	Full application for the proposed erection of a 1No detached dwelling with associated parking and landscaping. Followed by the demolition of the existing dwelling.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

According to the Design and Access Statement a Preliminary Ecological Appraisal has informed the design to ensure minimal ecological impact. The D&A states that the proposal incorporates additional natural hedging and planting to enrich local habitats while retaining and protecting existing biodiversity features, such as boundary vegetation and woodland.

I would be happy to provide comments on the impact of the proposals on habitat and notable and protected species when the Preliminary Ecological Appraisal which informed the designs and Bat Activity Survey (Elite Ecology, November 2024) and mitigation strategies.

Conditions & Reasons (if required)

Awaiting submission of a Preliminary Ecological Appraisal and detailed landscaping or biodiversity mitigation and enhancement proposals.

Date:	3/1/25	Signed:	T Cuss
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