16/10/2018
WSCC Ecological Response to…

APPLICATION No.:	**AWDM/0756/18**
PROPOSAL:	**Proposed 4no. three bedroom two storey detached dwellings including new access from Gardener Street and alterations to public footpath (Former Manor Hall Nursery).**
SITE:	**land east of 24-30 Manor Close Gardener Street,**

A Preliminary Ecological Appraisal has been undertaken and a phase 2 reptile survey has been completed as recommended and a low population of slow worms has been recorded. The mitigation proposed includes translocation of the reptiles to a currently unknown location. Both the PEA and Reptile survey have undertaken following best practice guidelines. The PEA makes a number of recommendations for ecological enhancement.

There is no record of how the recommendations made in the ecological report will be taken forward and, as it stands, the development would result in loss of wildlife value at the site level. The lack of a reptile receptor site is an issue but not insurmountable. Accordingly, I recommend that minor pre-commencement conditions are sought seeking biodiversity improvements and a secured reptile receptor site.

Recommended conditions

Ecological enhancement
Prior to the commencement of development or any preparatory works, an ecological enhancement scheme shall be submitted to the LPA for approval and will be based on the recommendations within the supporting Preliminary Ecological Appraisal. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

Reptiles
Prior to the commencement of works on-site a suitable receptor site for slow worms will be secured and prepared. Evidence of its existance and state of readiness will be provided to the LPA and in accordance with the recommendations arising out of the Reptile Survey 2018. Following best practice guidelines, reptiles will be trapped and translocated from the development site under the supervision of a suitably experienced consultant ecologist. Receptor site treatment and all timings of works pertaining to the reptile mitigation shall be undertaken only in strict accordance with Reptile Mitigation Method Statement. A completion report shall be submitted to the LPA for approval.

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