

Ecological Report – Justification Letter

Project: Rear bay extension, internal alterations and landscaping to rear at 4a Odun Road, Appledore, EX39 1PT

Date: 29.04.2021

Client: Orchid Construction Ltd

The proposed development involves the removal of an existing lean to wc structure at the rear of the property. The roof has boarded sloping ceilings, which results in no places or spaces for bats to use.

The existing roof comprises natural roof slates, and is fully open to the underside internally. The images below show that there are no bats or other protected species using, or have used in and around the structure.

As a result, there are no gaps, crevices, or other voids where bats or birds could reside. No trees or planting areas would be disturbed, and hence no wildlife sensitive habitats would be disturbed or destroyed.

The applicant has also commented that there is no evidence of this kind of activity.

In conclusion, the proposed development will not result in the disturbance of any protected species or their habitats. Therefore, it would be entirely reasonable that a Preliminary Ecological Appraisal is not required in this instance.

Please see pictures below:



Figure 1 Looking into external wc compartment showing sloping ceiling

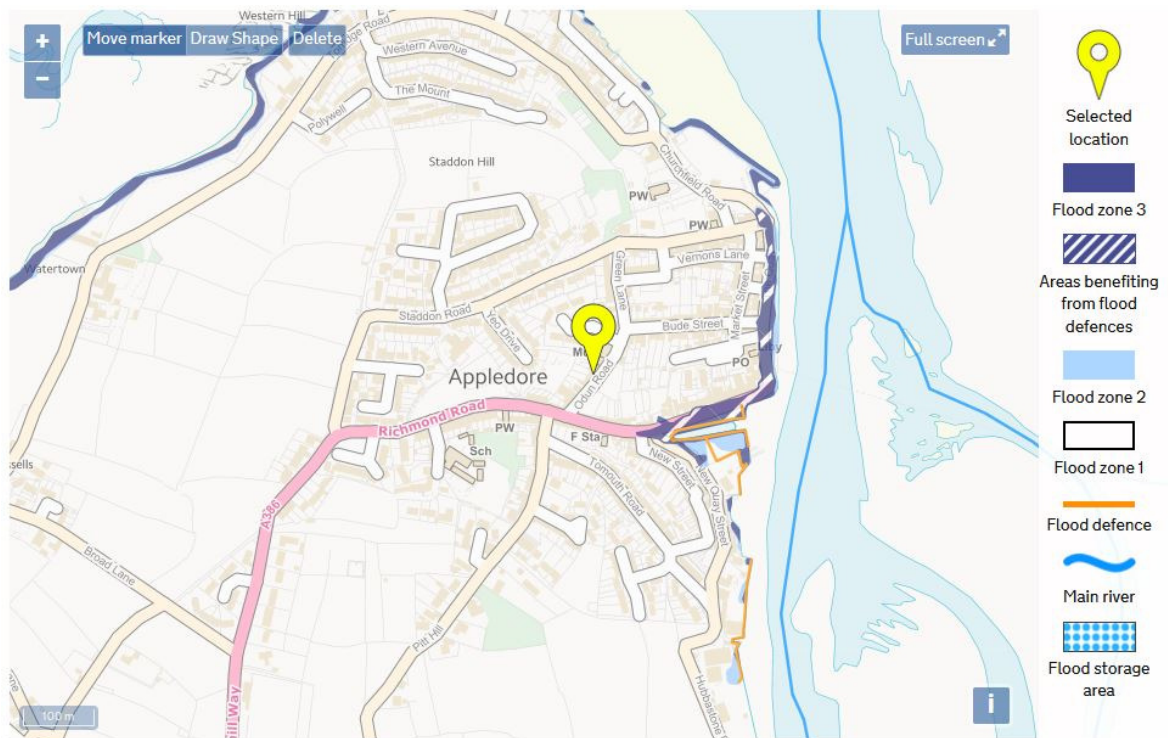


Figure 2 Looking into external wc compartment showing sloping ceiling



Figure 3 Looking at sloping ceiling to first floor wc compartment

Flood Risk Statement



The site falls outside of any designated Flood Zones, as seen in the Flood Map for Planning caption above.

Where appropriate, the proposal will also incorporate water butts to attenuate the surface water runoff from the roof, and then connect to an existing soakaway system.