

Our ref: \20231008\Formartine\APP\_2023\_1856



Development Management  
Planning & Economy  
Aberdeenshire Council

NESBReC  
Environment & Sustainability  
Aberdeenshire Council  
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9 October 2023

Dear Planning Officer

NESBREC Data Search Report

**Planning Ref:** APP/2023/1856  
**Proposal:** Alterations and Change Of Use From Class 3 (Food and Drink) to Dwellinghouse (Class 9 Houses)  
**Address:** 2 Urquhart Road, Oldmeldrum, AB51 0EX  
**Grid Reference:** NJ8092327224

NESBReC has provided this report based on the biological data that it holds in the NESBReC database. A list of all the datasets used in the search process can be obtained directly from NESBReC, and can be summarised as designated, notable and invasive species, protected areas and habitat surveys. The search covers the area of the site plus a 100m radius from the site boundary. Please read the NOTES section below for further details about this report. Please note, NESBReC is solely the provider of data and cannot advise on individual planning applications.

Results Summary:

Dataset	Interest
Bats	Common Pipistrelle ( <i>Pipistrellus pipistrellus</i> )
Swifts	Swift ( <i>Apus apus</i> )
Nesting Swifts	Swift ( <i>Apus apus</i> )

Maps showing the search results are provided below.

Kind regards

Deirdre Caffrey  
NESBReC GIS Officer

**PLEASE READ THE FOLLOWING NOTES:**

1. **NESBReC has provided this report based on the biological data that it holds in the NESBReC database. However, NESBReC is solely the provider of data and cannot advise on individual planning applications. If you wish to comment on any planning application please contact your local planning office at: [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk) or add your comments to the relevant planning application on the website.**
2. **The search was done to within 100m metres of the area of interest. This is indicated on the map by a broken line around the site.**
3. **Search areas or centroids are highlighted in red.**
4. **The dots on any maps depicting the locations of a species are positioned at the centre of a square representing the resolution of the recorded grid reference. Care should be taken over interpretation.**
5. **Due to the limits of the map display function, all records may not be visible on the species maps. However, all species are listed in the relevant table above the map and a full list of records can be supplied in Excel format.**
6. **The ownership of the data within this report remains with the original recorder and is subject to the laws defining Intellectual Property Copyright.**
7. **This report and the data held within it are to be used solely for those purposes described under the terms of any agreement between the Planning Authority and NESBReC.**
8. **Although NESBReC makes every possible effort to ensure that the data it provides is accurate and up to date, this report should only be considered to represent the most recent version of each dataset as available at the time of the search.**
9. **For the purposes of planning reports NESBReC is returning data on designated, notable and invasive species, protected areas and habitat survey data only.**
10. **NE LBAP Locally Important Species are species that are not on existing designated species lists but have been identified as important in the local context.**

For designated species, the following abbreviated sub-headings are used to describe different levels of protection or importance:

European Protected Species – Habitat Regulations 1994 (as amended in Scotland)

Protection of Badgers Act (1992)

ANNEX 1, 2.1, 2.2 – EC Birds Directive

UK BAP - UK BAP list of Priority Species

SBL S2 - Scottish Biodiversity List: International Obligations

SBL S3 - Scottish Biodiversity List: Nationally Rare at UK level, found in only 1-15 10km squares

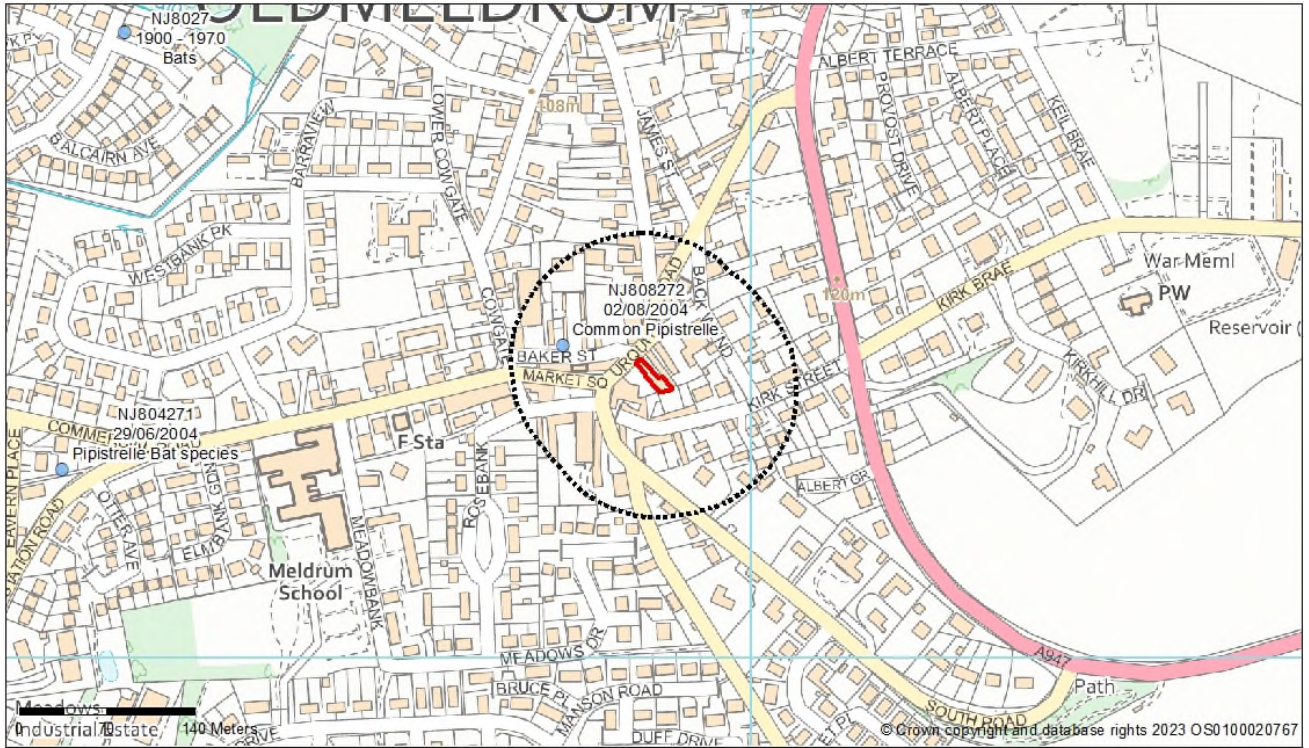
SBL S4 - Scottish Biodiversity List: Present in 5 or fewer 10km squares or sites in Scotland

SBL S5 - Scottish Biodiversity List: Decline of 25% or more in Scotland in last 25 years

Note, a species may be designated under several of these lists, but will only be listed under its highest level or most relevant designation within this report. The ranking order used here is European Protected Species, Protection of Badgers Act, ANNEX 1, ANNEX 2.1, UK BAP, ANNEX 2.2, SBL S2-SBL S5.

Bats

Common Pipistrelle (*Pipistrellus pipistrellus*)



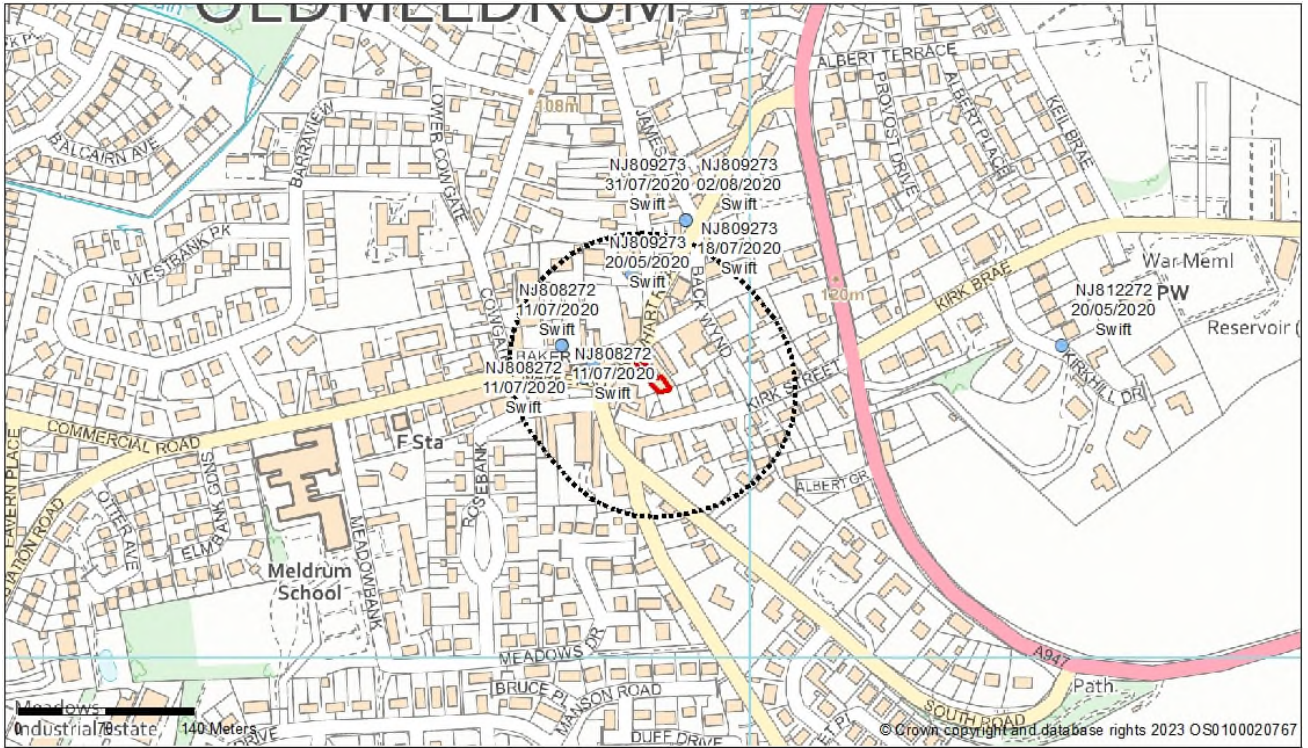
● Bats





Nesting Swifts

Swift (*Apus apus*)



● Nesting Swifts