



Ideally the demolition works will be timed to take place outside of the bird nesting season (considered to be March-August inclusive; although depending on the species, geographical area and weather, nesting can take place outside of these times). If the works are undertaken during the nesting bird season, a nesting bird check should be undertaken. Should nesting birds be found then works will be required to cease until the nest is no longer active (i.e., until the last chick has fledged).

The vegetated garden and modified grassland should be maintained with a short sward height prior to and during the works to discourage amphibian and reptile colonisation.

The construction phase of the works must be planned in accordance with pollution prevention for businesses (gov.uk; 2024) to avoid the release of any soil/spoil, fuels, oils & chemicals associated with machinery, refuelling and construction equipment or cement and concrete into the adjacent watercourse.

Off-site existing hedgerow boundary will not be directly illuminated by any external or internal lighting associated with the proposed dwellings. There will be at least a 15 m buffer between the proposed dwellings and the existing hedgerow boundaries. See the wildlife sensitive lighting plan in Section 6.2.1 within the PEA Report by Ecologic, 2025 (250731 rev01).

Any excavations or pipework, which are to remain open overnight, should be fenced or covered to prevent potential entrapment and/or injury of species such as badger or hedgehog.

The root protection areas (RPA) of the retained off-site habitats (hedgerows and trees) must be considered and buffered accordingly. This is to avoid direct damage through the compaction and disturbance of root protection areas which could cause the deterioration of the retained off-site hedgerows and trees.

Key

Red Line Boundary

Artificial unvegetated, unsealed surface

Mitigation and Constraints Plan

Client: Mr Adam Jones

Project: 3 Lower Marsh Road

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Scale (A3): 1:500

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