

As no significant amount of green infrastructure to be removed and survey area dominated by developed land risk to foraging bats considered extremely low. Despite this, any new artificial lighting should be designed to avoid illumination of peripheral vegetation and any buildings roofs, hedgerows or trees.

A site walkover (UK Habitat Classification Survey and protected species scoping) was undertaken on the 10th September 2026 by Ali McLaughlin MSc BA MCIEEM; Ali is a BSBI FISC level 4 certified botanical surveyor and has level 2 bat and great crested newt licences (2015-7986-CLS-CLS and 2015-14975-CLS-CLS). Based on CIEEM competencies she is adequately experienced to lead these types of survey. The habitats within the Site comprised developed land; sealed surface (hardstanding), artificial unvegetated unsealed surface (compressed gravel) and two very small areas of introduced shrub comprising cherry laurel and bay shrub/hedge only. As such habitats are all of little to no floristic value.

The scheme comprises internal renovation work and some minor changes to developed areas including a small single storey extension into an area of hardstanding and altering external levels for simplified access. Small section of cherry laurel hedge will be removed. This will be offset with some new planting on-Site as per proposed plan for the Site.

A single building (B1) is located on Site. This was a two storey stone residential property with double glazed windows which were well presented. The buildings roof was in extremely good condition also with mortar and flashing intact. All brick pointing in good state also.

Proposal will not result in any direct impacts to the buildings roof with extension a single storey structure without a tie-in with the existing roof. As no risk to roosting bats they do not present a constraint to the proposal.

No ponds within 250m of the Site with major urbanisation in the surrounds representing major barriers to dispersal for all herptiles. As such GCN and other herptiles do not present a constraint to development and will not be discussed further.

The introduced shrub provided some scope for common garden and bird species. As such demolition/site clearance should commence outside the nesting period between November and February (inclusive). Where this is not possible a nesting bird check will be necessary by a professional ecologist immediately prior to construction/veg removal commencing.

Enhancement at the Site comprises planting of new trees and shrubs. It should also include the installation of two bat boxes such as the Improved Crevice Bat Box. These should be 4m high and away from artificial lighting and windows/doors.

No badger evidence or setts was recorded on-Site. However, given species ability to thrive in urban settings potential presence of badger, and hedgehog cannot be ruled out. As such precautions should be taken during construction for these species including, safe storage of materials, capping open pipework, leaving excavations covered at night (or an escape ramp provided), safe storage of chemicals and avoiding evening working where possible.

The nearest international Site is over 5km from the Site and there are no national level statutory designated sites within 500m; given the extremely small scale of the proposal (domestic dwelling improvement and small single storey extension) it is unlikely those further afield statutory designations will be impacted by the proposal. The Site is located within a SSSI Impact Risk Zone. However, is not a development type listed and therefore no further consultation with Natural England is required.

Survey Area

Building

Artificial unvegetated, unsealed surface

Developed land; sealed surface

Introduced shrub

Further Survey Required

Mitigation required

No Further Consideration Required

Grid Ref Location: ST 82935 60326

JM Ecology

Client

A Moody

Project Title

107 Trowbridge Road, Bath

Drawing Title

Ecological Constraints Plan

Drawn: JMcL

Reviewed: AM

Project no: JME_998

Date: 16.09.26

© Copyright JM Ecology Ltd

Drawing Number

JME_998_ECP_V1

0

10

20 m

Site Plan

Revision Log

Rev

Description

1

Proposed Extension 107 Trowbridge Rd Bradford on Avon Bath BA15 1EG

Client:

Lowle and Annie 107 Trowbridge Rd Bradford on Avon Bath BA15 1EG

Scale:

0 1m 2m

Drawn by:

JTB

Drawing Title:

Drawing Status:

P

Drawing Number:

61111/1





