

PLANNING RE-CONSULTATION - Incorporating revisions to previous consultation

To: Ecology Officer

From: Development Management Date: 13th August 2019

Contact: Ranald Dods Ext. 8574

Application Ref: 19/00182/PPP

PLANNING RECONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 27th August 2019. If no reply is received by 27th August 2019, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Granton Homes Ltd

Agent: APT Planning & Development Ltd

Nature of Proposal: Erection of residential apartments (renewal of previous consent 15/00822/PPP)

Site: Site In Grounds Of Kingsmeadows House Kingsmeadows Road
Peebles Scottish Borders

Outline Consent :

**RE-CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post: Dr Andy Tharme Ecology Officer	Contact e-mail/number: atharme@scotborders.gov.uk T:01835-826514
Date of reply	17 September 2019	Consultee reference:
Planning Application Reference	19/00182/PPP	Case Officer: Ranald Dods
Applicant	Granton Homes Ltd	
Agent	APT Planning & Development Ltd	
Proposed Development	Erection of residential apartments (renewal of previous consent 15/00822/PPP)	
Site Location	Site In Grounds Of Kingsmeadows House Kingsmeadows Road Peebles Scottish Borders	
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>		
Background and Site description		
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Potential impacts on a Natura site (River Tweed SAC) and Protected Species including European Protected Species (bats and otter) 	

Assessment	<i>Relevant Local Development Plan (LDP) policies are EP1 International Nature Conservation Sites and Protected Species and EP2 National Nature Conservation and Protected Species and EP3 Local Biodiversity.</i>			
	<p>I note the submitted <i>Ecology Baseline report (ITP Energised, July 2019)</i>. I note the site boundary varies from the development boundary of the submitted planning application.</p> <p><u>Designated Sites</u></p> <p>As noted in my earlier response (7th May 2019) the site is immediately adjacent to the River Tweed SAC/SSSI. An Outline Construction Environmental Management Plan is required <u>prior to determination</u></p> <p><u>Protected Species</u></p> <p>European Protected Species</p> <p>Bats</p> <p>The ground-based survey identified 25 trees and three structures with Potential Roost Features. Survey was carried out at a sub-optimal time of year. If any of these features are likely to be affected by the development e.g. felling of trees, disturbance due to construction and operational lighting, further assessment is required, as set out in my earlier response (7th May 2019). In the case of trees, trees of moderate or high suitability likely to be affected by the development should have further PRF inspection surveys carried out <u>prior to determination</u>, in accordance with good practice.</p> <p>No evidence of otter was recorded. It is likely that otter will use the adjacent area for foraging and commuting. Pre-construction surveys are recommended in the report if works are to be undertaken within 30m of the River Tweed (SAC/SSSI).</p> <p>Badger</p> <p>Badger activity was recorded including a sett. The confidential results have not been provided to me. The applicant should submit this information.</p> <p>Pre-construction surveys for red squirrel are proposed. Breeding bird habitat may be affected by the development.</p> <p>Any subsequent full application will require a Species Protection Plan for otter, badger, red squirrel and breeding birds.</p> <p>No evidence of non-native invasive species was recorded.</p> <p>Landscape planting is proposed as an enhancement to the site.</p> <p>I will submit a final response once the further information has been submitted for the Planning Authority's consideration.</p>			
Recommendation	Object	Do not object	Do not object, subject to conditions	Further information required

Recommended Conditions	
Recommended Informatives	