

Biodiversity Statement – Small Planning Application

Bracken Knoll McKelvie Heights 25/01551/PP

Erection of Garage adjacent to Bracken knoll

1. Site and Proposal Details

- **Site Address:** Bracken Knoll McKelvie Heights Oban PA34 4PP
 - **Description of Proposed Development:**
Erection of 8 m x 8 m Garage to land south of Bracken knoll
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2. Existing Site Conditions

- **Current Habitats:**
Area affected by Development is currently rough grass / Bracken, no trees on footprint of Development.
 - **Protected Species:**
No protected Species in area of Development.
 - **Nearby Designations:**
There is a tree preservation order in place on land adjacent to Development, not impacting this development.
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3. Potential Impacts

- **Habitat Loss:**
An area of approximately 50m square of rough grass / Bracken will be stripped for the development, any soils will be stored correctly to be reused to reinstated once Development is completed.
 - **Disturbance:**
no major disturbance to wildlife for the duration of development
 - **Tree/Hedgerow Removal:**
Tree in proximity to be assessed as has been dead for years , so may require to be removed or trimmed to protect Development.
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4. Biodiversity Enhancements

- **On-Site Measures:**
 - We are going to install low maintenance Hedges at the rear and side of development for screening and to help habitat recover
 - Two bird boxes will be installed on Development to allow birds to return to area
 - Soil from site will be used in area close by to recover to grassed area
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5. Mitigation Hierarchy

- **Avoid:**
care to be taken around other trees in area
 - **Minimise:**
Limit works to daylight hours to reduce disturbance.
 - **Restore:**
Re-seed disturbed areas as required
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6. Future Management

- **Maintenance Plan:**
New hedges and bird boxes will be maintained as required for the life time of the Development
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7. Declaration

I confirm that the information provided is accurate and reflects the proposed development.

Name: Alexander MacCuish

Date: 10/12/25

Signature: Amaccuish
