

Biodiversity Statement

Plot 2 At Croft 2 Pottie Fionnphort Isle Of Mull Argyll And Bute

In February 2023, National Planning Framework 4 (Scottish Government, 2023) was adopted and is now required to be considered in relation to all developments. Policy 3 (a, c & d) of NPF4 considers biodiversity and requires that:

a) Development proposals will contribute to the enhancement of biodiversity, including, where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

b) Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.

c) Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design.

Key Requirements:

Contribution to Biodiversity Enhancement. All development proposals must contribute positively to biodiversity including the restoration and protection of existing habitats, integration of nature-based solutions and building and strengthening nature networks and enhancing connectivity.

The site is fairly bare, being generally grassed with exposed rock outcrops. Our proposal seeks to plant a good proportion of the garden ground with wild flower seedlings which will encourage pollinators. The lower roof of the dwellinghouse will have a sedum roof which whilst providing a natural habitat reduces the drainage run off. We propose the introduction of feathered trees as shown along the boundary on our planting plan (birch, ash, hazel beech and oak) all of which will be locally sourced. These trees provide a habitat corridor for birds, bats (commuting and foraging) There are no red squirrels, badgers on the island of Mull. The site will be enhanced through this planting which will help assist in tackling the climate and nature crisis. Standard sized trees should be planted with protective cover from deer browsing and maintained for a period of at least 5 years.

Ruinous stone boundary walls lies to the East. This will be left as is to encourage shelter for small mammals etc.

There are a number of bird species in the area most notably, swallows, swifts (as annual visitors) and wren along with other species, geese, robin, crow species and tits. Deer also are present. It is hoped that the proposed planting etc will benefit these birds. Additional provision for swifts and swallows by installing a suitable bird box on the North to North-east of the new dwelling. Swifts are the long-distance migrant most associated with people, as it chooses to nest amongst our urban and semi urban dwellings and return to Britain in early May. Breeding bird survey data have documented a significant decline in their populations. The reasons for these losses are likely to include poor summer weather, a decline in their insect food and continued loss of suitable nesting sites. This will be checked prior to these species returning annually.

With the exception of the earth works to form the access and house the remaining ground forms will remain as they are thus ensuring the existing habitat is not unduly disturbed.

The project has been designed to protect existing ecological assets, minimise environmental impacts, and deliver a measurable net benefit for biodiversity through habitat creation, enhancement, and long-term stewardship.

The site has been inspected for invasive species, including Japanese knotweed, giant hogweed, buddleia (butterfly bush), and Rhododendron ponticum, and none were found. The construction of the house will not result in the spread or relocation of any invasive species.

Beaton + McMurchy Architects
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