

Biodiversity Statement In fulfilment of condition 2: PP - Biodiversity Enhancement

1. Introduction

Site Address: The Croft House, Baligrundle 1, Lismore, PA34 5UQ

Proposal: Single Detached Dwelling House

Date: 28 April 2026

This Biodiversity Statement has been prepared in support of the planning application above for the construction of a single dwelling house. It demonstrates how the development conserves, restores, and enhances biodiversity in accordance with relevant Scottish planning policies, including the principles set out in NatureScot guidance

The approach follows the mitigation hierarchy of:

- Avoidance of impacts
 - Minimisation of impacts
 - Restoration of affected habitats
 - Enhancement of biodiversity
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2. Site Description and Existing Biodiversity

The site consists of approx 0.15 hectares of species-poor unimproved grassland previously used for infrequent grazing. It is bordered by a post-and-wire fence to three sides and a dry-stone dyke to the north east. A preliminary walkover found no protected species, but the area is suitable for hedgehogs and foraging pollinators. The site currently supports:

- Common grassland species
- Potential nesting habitat for ground nesting birds
- Limited shelter for small mammals and invertebrates

No statutory designated sites (e.g. SSSI) are located within or immediately adjacent to the site. The proposal has been designed to retain existing features of ecological value wherever possible.

3. Potential Impacts

Potential impacts of the development include:

- Localised habitat loss within the building footprint
- Disturbance during construction
- Temporary displacement of fauna

These impacts are minimal due to the small footprint of this single dwelling and the pier and ring beam foundation which minimises impact on the landscape and reduces concrete use on site.

4. Avoidance and Mitigation Measures

The following measures were implemented to avoid or minimise harm:

- **Sensitive siting and construction:** the house is sited on rough grassland of little agricultural value and has a pier and ring beam foundation (the house is raised of the ground) which minimises the loss of grassland and the open space below the house provides shelter to small mammals
 - **Site parking and storage:** limited to the proposed driveway area to avoid compacting surrounding grassland.
 - **Timing of ground works:** January to March avoided bird nesting season (March–August inclusive)
 - **Protection of retained dry stone dyke:** retained during construction
 - **Minimised lighting impacts:** downward-facing, low-lux external lighting fitted to reduce disturbance to nocturnal species
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5. Biodiversity Enhancement Measures

The development will deliver a net gain in biodiversity through the following enhancements:

5.1 Habitat Creation and Planting

- Establishment of species-rich wildflower grassland
- Use of locally appropriate planting to reflect regional biodiversity

5.2 Wildlife Features

- Installation of swift or swallow boxes at the stone barn nearby
- Installation of bat roosting boxes also at the barn
- Creation of log piles and habitat refuges for invertebrates and amphibians in the space below the foundations and at the barn

5.3 Boundary Treatments

- Retention and reinforcement of existing stone dyke
- Use of wildlife-permeable fencing (e.g. hedgehog gaps)

5.4 Sustainable Drainage (SuDS)

- The driveway and path to the house have a permeable surface to manage surface water while providing habitat for wildlife.
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6. Long-Term Management and Maintenance

To ensure biodiversity benefits are sustained for the lifetime of the development, the property owners have made the following commitments:

- Areas not covered by the house or driveway will be sown with a wildflower mix suitable for Scotland to improve pollinator food sources.
- Planting will be restricted to native species and this will be maintained and replaced if it fails within the first 5 years
- Wildflower areas will be managed through annual or biannual cutting regimes
- Bird and bat boxes will be retained and maintained
- Herbicides and pesticides will not be used on the grassland

Responsibility for ongoing management will rest with the property owner

7. Monitoring and Review

- Periodic checks will be undertaken by the property owner to ensure habitats establish successfully
 - Adaptive management will be applied if measures are not delivering expected biodiversity outcomes
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8. Conclusion

The proposed development has been carefully designed to minimise ecological impacts and provide meaningful biodiversity enhancements by changing poor-quality grazing land into a biodiverse, native, species-rich meadow. Through habitat creation, species-supporting features, and long-term management commitments, the development will contribute positively to local biodiversity in line with NPF4 Policy 3b and the objectives of NatureScot.