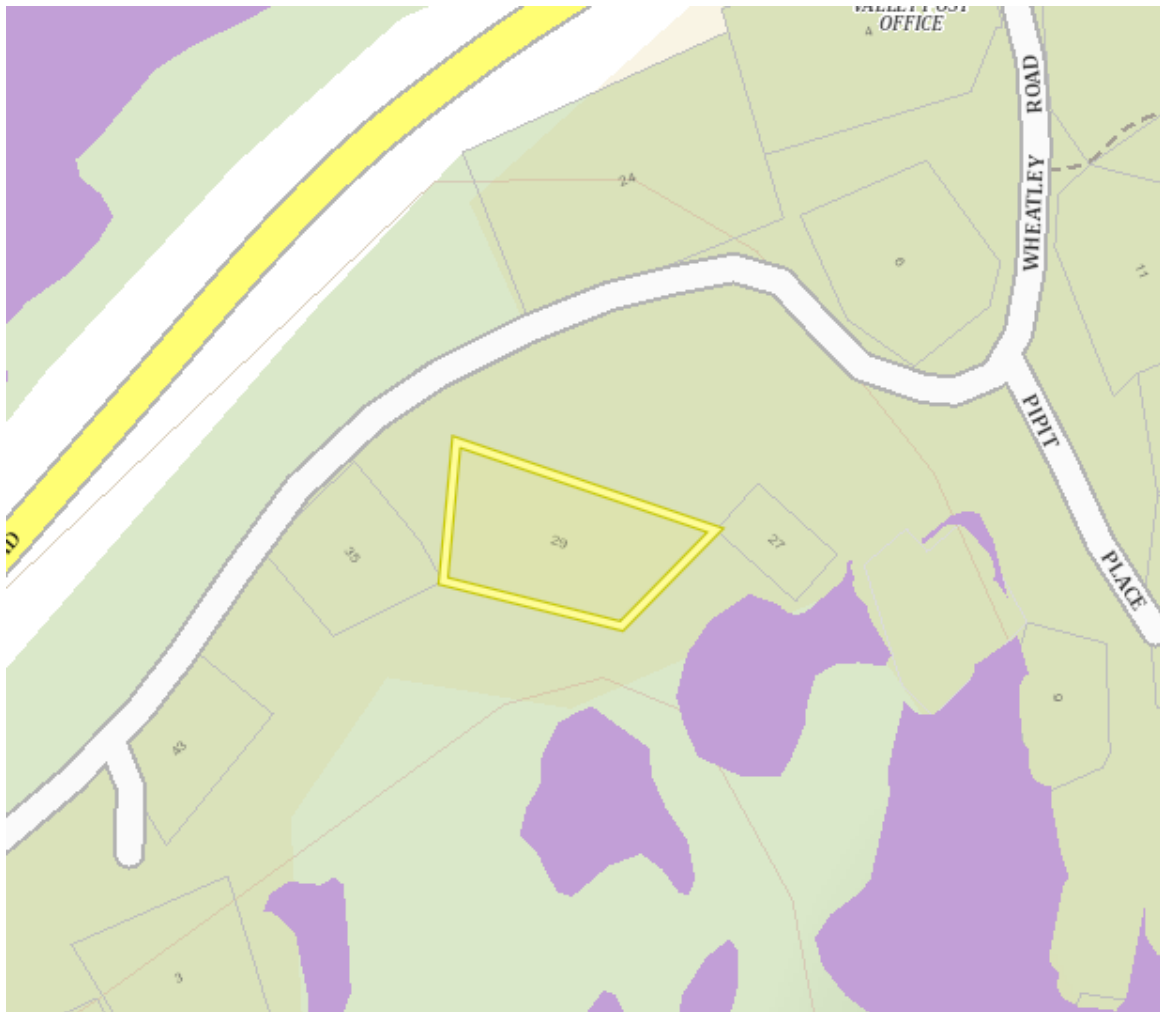


Consideration of Bio-Diversity Conservation Act 2016

I refer to the current Development Application for Chalet Sonnenhof and the requirement to show that the development will avoid any impact on biodiversity.

In order to assess if the development is located within an area identified with Biodiversity Values, we have completed a search using the Biodiversity Values Map. As shown below, the subject allotment shown by the Yellow Perimeter (LOT 29) does not contain areas with high biodiversity values shown in purple.

Therefore, the proposed work will not trigger the Biodiversity Offsets Scheme.



Under the clearing threshold clearing of up to 0.25ha is permissible without triggering the biodiversity offsets scheme.

The site is already predominantly cleared including the APZ area, no trees require to be removed.

As a result, no offsets are required for the development of the proposed works due to this trigger.