

Summary

I previously accepted the findings of this ecological report as part of planning application 64326 on the 9th September 2019.

Bats

The building was assessed as having negligible bat roosting potential. From the photographs provided, I have no reason to doubt the conclusions of the report. The report is now over 2 years old. However, given the building had no potential in 2019, I am willing to accept the survey is still valid but that an update will be required if works are delayed beyond August 2022. I therefore recommend a condition along the following lines is applied to any permission.

If the conversion works hereby approved do not commence before 1st August 2022, the building will be reassessed for bat roosting potential and the finding supplied to and agreed in writing by the LPA

Nesting Birds

The building was assessed as low risk for nesting birds. There are however dense hedgerows along the frontage and southern boundaries and scrub behind the barn, which appear to be lost. Potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended, I recommend a condition along the following lines be applied to any permission.

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development appears to result in the loss of the ornamental hedge along the frontage and scrub behind the Barn, along with associated bird nesting habitat. Mitigation should be provided, eg through planting of a native hedge along boundaries where site lines are not importance in keeping with the local landscape ie hawthorn hedges. I recommend bird boxes are provided for loss of bird nesting habitat. ***The details can be conditioned as part of a general landscaping.***

Ecologist

Planning

Planning and Transportation

Place