

Summary

The building is utilised as a bat roost, a license will be required from Natural England. Other ecological issues include nesting birds and general biodiversity enhancement of the site.

Bats

As for the previous application 59866 a small common pipistrelle bat roost was located in the building to be converted. A license will be required from Natural England. Given the species, the most common species of bat, the low numbers involved and the mitigation proposals I am satisfied that the favourable conservation status of this species will not be impacted upon by the development and that NE will issue a license. I recommend a condition along the following lines is applied to any permission.

The conversion works are likely to cause harm to common pipistrelle bats as identified in the Dawn and Dusk Survey June 2020 by Tyrer Ecological Consultants Ltd and shall not in any circumstances commence unless the local planning authority has been provided with either:

***a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
b) a statement in writing form the relevant licensing body or LPA to the effect that it does not consider that the specified development or works will require a license***

Nesting Birds

No evidence of Barn owl was previously recorded. No mention of nesting birds is noted in the updated bat report. Buildings such as this provided potential bird nesting habitat for species such as swallow and house sparrow. A hedgerow is also located along the southern boundary of the site which may or may not be impacted upon by the development. Please apply the following informative to any permission.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Contributing to and Enhancing the Natural Environment

Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The site appears to be predominantly hardstanding, some of which will be replaced with tree planting and garden. A new pond is also proposed. The overall impact of the development is therefore likely to be positive in terms of the natural environment. I recommend that any tree planting or planting of the pond utilises native species only given the rural location. Pond plants such as nuttall's waterweed, Canadian waterweed and curly waterweed are listed under schedule 9 part 2 of the Wildlife and Countryside Act 1981 (as amended) and should not be introduced to the new pond. ***The landscape details can be conditioned.***

David Dutton

Ecologist

Planning

Planning and Transport

Growth