

Consultee Comment for planning application 22/03307/F

Application Number	22/03307/F
Location	North Arms House and Outbuilding Mills Lane Wroxton OX15 6PY
Proposal	Change of use from public house to one dwelling (associated with approval 22/00256/F), single storey rear extension, internal and external alterations with Conversion of existing outbuilding to ground floor garage with first floor ancillary accommodation
Case Officer	Imogen Hopkin
Organisation	Ecology (CDC)
Name	Ecology (CDC)
Address	Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>With regard to the above application and the additional submitted information. There are bat roost son site and the proposed level of mitigation is sufficient for the type of roost now in situ. We will need to condition a bat licence.</p> <p>We should also commission In addition there is evidence of nesting birds within the buildings therefore commencement of works should avoid the nesting bird season or checks for active nests need to be made before works start.</p> <p>In order to provide a biodiversity enhancement on site, in line with National guidance and local policy, a biodiversity enhancement scheme for the site could be conditioned - to include bat roosting opportunities (above those required for mitigation for roosts on site) and opportunities for birds to mitigate for any loss of nesting sites. Other measures can include landscaping with specific planting for invertebrates etc..</p> <p>Kind regards Charlotte</p> <p>Licence Required Where an offence under Regulation 41 of the Habitat and Species Regulations 2017 (as amended) is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.</p> <p>Informative: Site Clearance/commencement (bird nesting season) All building works, including demolition or site clearance should be timed so as to avoid the bird nesting season, this being during the months of March until July inclusive - where possible. Where this is not possible a check for nesting birds must be made within and on the exterior of the building prior to any works commencing and works delayed where necessary. All birds are protected from disturbance while actively nesting until the last young has fledged.</p>
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Attachments	