Andrew

Have the buildings on site already been subject to a bat survey? There is no mention of it but I would say they need checking if not already done as part of the wider site surveys. Beyond this I don’t have any objections. The landscaping scheme is unexciting and not likely to add a great deal of benefit for biodiversity, the odd green wall or nesting box on buildings or trees would help. Where trees to be removed have been identified as having potential for bats these must be checked prior to any removal. All trees and shrubs to be removed must be done outside of the bird breeding season.

I would suggest the following therefore:

K1 Mitigation Strategy for Bats

Prior to the commencement of the development hereby approved, including any demolition, tree removal and any works of site clearance, the results of a survey for bats and where necessary a mitigation strategy, which shall include timing of works, and the location, design and timing of any alternative roosts to be provided, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the mitigation works shall be carried out in accordance with the approved details.

 Reason KR1

K12 Nesting Birds: No Works Between March and August Unless Agreed

No removal of hedgerows, trees or shrubs nor works to, or demolition of buildings or structures that may be used by breeding birds, shall take place between the 1st March and 31st August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site.

 Reason KR1

Regards

Charlotte

Dr Charlotte Watkins

Ecology Officer