Ecology Comments

8 February 2024

The site is a designated Habitat of Principle Importance "No main habitat but additional habitats present" which basically means it is a mosaic and there is a sub category of "deciduous woodland" so in effect any tree on site is considered to be part of the HPI.

The site is within a bat SAC consultation zone, therefore any vegetation removal or operational impact could impact bats. Therefore, any trees need to be suitably protected by designing out any impacts and ensuring they are protected during the construction phase. I think a full ecology report would be far too onerous for this application. However, information on the tree root protection zones is required to ensure the development avoids impact to any existing trees. If an impact is un avoidable suitable mitigation in the form of replacement tree planting would be required. Therefore, please can we request an Arboricultural report is submitted prior to determination which details the root protection areas. Hopefully the proposed siting does not impact the PRA. If it does there might need to be slight adjustments to the siting and/or mitigation planting which should be detailed in a suitable landscape plan.

Either way please can a lighting condition be applied (see text below) and some form of condition for them to avoid working in the RPA during the construction phase. a CEMP would be too onerous.

Lighting

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: To avoid illumination of habitat used by bats.