
I N T E R

O F F I C E

MEMO



To: Leanne Pogson, Development Control

From: Andrew Taylor, Environment Team

Your Ref: PA/2014/1358

Date: 16 January 2015

Subject: Planning permission for demolition of 2 semi-detached dwellings for replacement with 2 semi-detached dwellings and detached single garages
81 Brooklands Avenue, Broughton, DN20 0ED

Summary

- No bat or bird surveys are required.
- If permission is ultimately granted, there will be a need to secure biodiversity enhancements in accordance with the National Planning Policy Framework.

Thank you for consulting the Environment Team on the above application.

Protected and Priority Species

I have considered this application in accordance with Natural England's recently published standing advice for protected species- <http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx>.

In particular, I have focused on the advice dealing with bats, which in turn refers to Natural England's trigger list for developments requiring a bat survey. The buildings affected by this proposal meet the following triggers shown overleaf:

Features Indicating Increased Probability *	✓/✗	Notes
Disused or little used; largely undisturbed.	✓	Buildings are currently dwellings
Large roof void with unobstructed flying spaces	?	Possible
Large dimension roof timbers with cracks, joints and holes	✗	Unlikely in this structure
Uneven roof covering with gaps, though not too draughty	✓	Roof appears fairly uneven, with a few slipped slates.
Entrances that bats can fly in through	✓	A small number of slipped slates appear to be present.
Hanging tiles or wood cladding, especially on south-facing walls	✗	None present
Rural setting	✗	In a busy part of Broughton.
Close to woodland and/or water	✗	300 metres from Broughton West Wood.
Pre-20th century or early 20th century construction	✓	Not shown on 1908 Ordnance Survey map, but appears on 1945 map. Age estimated as 1930s.
Roof warmed by the sun	✓	Building not shaded from the south.
Within the distribution area of horseshoe bats and serotine	✗	
Features Indicating Decreased Probability*		
Urban setting or highly urbanised area with few feeding places	✓	In a busy part of Broughton.
Small or cluttered roof void	?	Not known
Heavily disturbed	✓	Buildings are currently dwellings
Modern construction with few gaps around soffits or eaves	✓	Gaps under slates possible at eaves level. Otherwise few gaps- buildings are rendered/ pebbledashed with no timbers at eaves level.
Prefabricated with steel and sheet materials	✗	Brick built with slate roof.
Active industrial premises	✗	Dwellings
Roof shaded from the sun	✗	Building not shaded from the south.

* The Bat Mitigation Guidelines (2004). Natural England Standing Advice.

Overall, the building shows low potential for a bat roost- largely due to its remoteness from good foraging habitat. **Therefore, on balance, I shall not request a bat or protected species survey on this occasion. However, the potential for bats to be found during works remains, so roof works should be carried out using sensitive methods.**

Biodiversity Enhancement

The National Planning Policy Framework states that:

“The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...”

and

“opportunities to incorporate biodiversity in and around developments should be encouraged;”

With this application, biodiversity enhancement should be secured by implementing the submitted management plan.

Recommended Condition

“Works and biodiversity enhancements shall be carried out strictly in accordance with the submitted Biodiversity Management Plan, ref 359 BRTN dated November 2014. The management prescriptions set out in sections 2, 3 and 4 of the management plan shall be carried out in their entirety. All biodiversity features shall be retained thereafter.

The applicant or their successor in title shall submit photos to the local planning authority upon completion of the management prescriptions, to provide evidence of compliance with the management plan.

Reason: To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.”

If you have any questions, please do not hesitate to contact me.

Andrew Taylor
Project Officer (Ecologist)

Annex- Ecology and Legal Protection

Bats

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 making all species of bat European Protected Species. Details of the legislation can be found at:

Wildlife and Countryside Act

<http://www.legislation.gov.uk/ukpga/1981/69/contents>

The Countryside and Rights of Way Act:

http://www.opsi.gov.uk/acts/acts2000/ukpga_20000037_en_7#pt3-pb8-l1q81

The Conservation of Habitats and Species Regulations 2010

http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1

Nesting birds

It is an offence under Section 1 of the Wildlife and Countryside Act of 1981(WCA 1981) to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. The WCA 1981 also provides that all wild birds and their eggs are protected and cannot be killed or taken except under licence.