



Outlook

[Draft] FW: PA/2025/1177- Mabey Bridge, Land to the south of the Keadby Power Station site

From

Subject: RE: PA/2025/1177- Mabey Bridge, Land to the south of the Keadby Power Station site

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Good Afternoon Deborah,

See below for some further comments from the Applicant in respect of the ecologist comments received in mid-December:

Red Line Boundary versus the extent of works

To clarify, the red line boundary is drawn to include the visibility splays and to include the potential below ground wingwall / ground beam at each corner. The visibility splay area was included in case the highway authority wanted to control the visibility splays i.e. to keep landscaping below 1 metre. I note that the highway authority has not requested any conditions so the RLB could be redrawn to just be the limits of the bridge construction if that assists.

The application drawings show the existing and proposed. Measuring off the drawing and the below ground wingwall / ground beams have a combined total footprint of 18 square metres.

The bridge has been designed to minimise the use of 'new ground' with the landfall of the new deck largely located within the existing roadway at either end. Due to the deck being 0.5 metres wider to each side, a small area at each corner will break into the upper part of the ditch bank beyond where the existing concrete abutments are to be removed. This is very small scale and in total the breaches have a combined footprint of no more than 5 square metres. This gives a total 'landtake' of 23 square metres (18 + 5).

Exemption

So again, no impact on onsite priority habitat, and the development impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero.

We consider that the watercourse must not be included in the exemption assessment. Whilst the guidance tells you how to apply the metric to watercourse riparian zones, that is only in circumstances where the BNG requirements apply. In the first instance the council should be consider whether the exemptions apply and to do so they must consider whether the development would impact on that habitat. It does not; the impacts are limited to those works at the corners of the bridge construction only.

Kind regards,

Rob

Rob Booth