

Aval Consulting Group.



Preliminary Ecology Appraisal

52 Avenue Road, St Johns Wood, London, NW8 6HS

52 Avenue Road Limited

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1 Introduction

1.1 Overview

52 Avenue Road Limited ('the client') is seeking consent for a proposed development at 52 Avenue Road, St Johns Wood, London, NW8 6HS (hereafter referred to as the 'potential development site'), which is within the Camden Borough Council.

AVAL Consulting Group Limited (ACGL) was instructed by the client to produce a Preliminary Ecology Appraisal to accompany the planning application to the CBC for consent to undertake the proposed work. The purpose of the Preliminary Ecology Appraisal is to assess the feasibility of the site from an ecology perspective.

The proposal involves the demolition of the existing buildings on site and the re-development of a 12x townhouse scheme including a communal Health and Wellness Spa.

A Preliminary Ecology Appraisal has been prepared to assess the site's feasibility for this proposed development and identify need for any further consideration.

Local Authorities are tasked with determining new development and local planning applications against a wide range of social, economic, and environmental criteria. The purpose of this report is to assess whether the development proposal is compliant with the relevant local policies in terms of ecological impact as a result of the proposed commercial development.

This assessment has been carried out in accordance with good practice guidelines, including the National Planning Policy Framework (2021) and applicable local supplementary guidance.

The remainder of this report is presented in the following order:

- Section 2: Relevant national, regional, and local applicable policies;
- Section 3: Methodology;
- Section 4: Baseline Ecological Conditions;
- Section 5: Results and Evaluation;
- Section 6: Discussion and Recommendations;
- Section 7: Conclusions.

1.2 Objectives

- To survey and determine the ecological value of the site according to the JNCC, (2010), Handbook for Phase 1 habitat survey;
- To identify how protected species are / may be using the site in order to assess its functionality to the local populations;
- To consider impacts to all habitats immediately adjacent to the site;

- To consider potential impacts to local statutory and non-statutory site either within 2km or for European level designations, a buffer deemed as appropriate by the relevant Planning Authority; and
- To assess the suitability of the proposed development site in terms of existing ecological factors.

2 Legislation and Policy

This section summarises the relevant National and Local legislative and policy background, statutory and non-statutory guidelines relevant to the potential commercial development.

2.1 National Policy

2.1.1 National Planning Policy (July 2021)

The principal national planning policy guidance with respect to the potential development is the National Planning Policy Framework (NPPF). The most recent update of the NPPF was published on July 2021 by the Department for Communities and Local Government (DCLG). This guidance sets out the Government's planning policies for England and how they are expected to be applied. Three dimensions to sustainable development have been identified in the NPPF: economic, social, and environmental.

The NPPF Section 174 states that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

Section 175 states that:

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."

Section 172 states that:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the

highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads⁵⁹. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”

Section 177 states that:

“When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development⁶⁰ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”*

Section 179 states that:

“To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and steppingstones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”*

Section 180 states that:

“When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and*

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

Section 182 states that:

"The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site."

2.1.1 Relevant National Planning Practice Guidance (NPPG, 2016)

NPPG is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

The guidance note on 'Natural Environment' explains key issues in implementing policy to protect and enhance the natural environment, including local requirements. This has been referred to when preparing this report. It states that:

"Planning authorities need to consider the potential impacts of development on protected and priority species, and the scope to avoid or mitigate any impacts when considering site allocations or planning applications. Guidance on the law affecting Habitats Sites, protected species and SSSIs."

Natural England has issued standing advice on protected species. A protected species mitigation licence from Natural England may be required before any work can start."

The PPG also states that:

"Information on biodiversity and geodiversity impacts and opportunities needs to inform all stages of development (including site selection and design, pre-application consultation and the application itself). An ecological survey will be necessary in advance of a planning application if the type and location of development could have a significant impact on biodiversity and existing information is lacking or inadequate. Pre-application discussions can help to scope whether this is the case and, if so, the survey work required."

Even where an Environmental Impact Assessment is not needed, it might still be appropriate to undertake an ecological survey, for example, where protected species may be present or where biodiverse habitats may be lost."

As with other supporting information, local planning authorities should require ecological surveys only where clearly justified. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity. Further guidance on information requirements is set out in making an application."

Biodiversity net gain is mentioned in the PPG and states that:

"The National Planning Policy Framework encourages net gains for biodiversity to be sought through planning policies and decisions. Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures. It may help local authorities to meet their duty under Section 40 of the Natural Environment and Rural Communities Act 2006."

2.2 Species and Habitats Legislation

2.2.1 The Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) consolidates all various amendments made to The Conservation (Natural Habitats & c.) Regulations 1994, in respect of England and Wales. The 1994 Regulations transposed the EC Habitats Directive 1992 (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) into national law.

Annexes I and II of the Habitats Directive list (respectively) habitats and species for which member states are required to establish and monitor SACs. The EC Birds Directive provides a similar network of sites (SPAs) for all rare or vulnerable species listed in Annex I and all regularly occurring migratory species, with particular focus on wetlands of international importance.

Together with SACs, SPAs form a network of pan-European protected areas known as 'NATURA 2000' sites.

The Habitats Regulations also make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade on the animals listed in Schedule 2, or pick, cut, uproot, destroy or trade in the plants listed in Schedule 4.

2.2.2 The Convention on Conservation of European Wildlife and Natural Habitats (Bern Convention 1979)

The Convention on Conservation of European Wildlife and Natural Habitats (Bern Convention 1979) aims to ensure conservation and protection of all wild plant and animal species and their natural habitats (listed in Appendices I and II of the Convention), to increase cooperation between contracting parties, and to afford special protection to the most vulnerable or threatened species (including migratory species).

2.3.4 The Wildlife and Countryside Act 1981 (as amended) (WCA 1981)

The WCA is the primary UK mechanism for statutory site designation (Sites of Special Scientific Interest [SSSIs]) and the protection of individual species listed under Schedule 1, 2, 5 and 8 of the Act, each subject to varying levels of protection.

2.3.5 The Countryside and Rights of Way Act 2000

This legislation strengthens the provision of the 1981 WCA (as amended), both in respect of statutory sites such as SSSIs and protected species. It also places a statutory obligation on Local Authorities and other public bodies to further conservation of biodiversity in the exercise of their functions, thus providing a statutory basis to the Biodiversity Action Plan (BAP) process, which began in 1994. Section 74 of the Act lists the habitat types and species of principal importance in England. The UK Biodiversity action Plan has now been superseded by the 'UK Post-2010 Biodiversity Framework' (July 2012), however, many of the species and habitats in the UK and local BAPs have not been updated and are still considered relevant to date.

2.4 Relevant Protected Species Legislation Potentially Relating to the Site

2.4.1 Bats

All European species of bats are listed on Annex IV of the EC Habitats Directive as being in need of "strict protection". This is implemented in Britain under The

Conservation of Habitats and Species Regulations 2017 (as amended). All British bats are included on Schedule 5 of the WCA 1981 (as amended) and the whole of Section 9 of The Act applies to European bat species.

In England, licences are issued by Natural England for any actions that may compromise the protection of a European protected species, including bats, under the Habitats Regulations 2010 (as amended). This includes all developments, regardless of whether they require planning permission.

In summary, the above legislation collectively prohibits the following:

- Deliberately or recklessly capturing, injuring, taking or killing of a bat;
- Deliberately or recklessly harassing a bat;
- Intentionally or recklessly disturbing a bat in its place of rest (roost), or which is used for protection or rearing young;
- Deliberately or recklessly damaging, destroying or obstructing access to any resting place or breeding area used by bats;
- Deliberately or recklessly disturbing a bat in any way which is likely to significantly affect the local population of the species, either through affecting their distribution or abundance, or affect any individual's ability to survive, reproduce or rear young; and
- Possession or advertisement/sale/exchange of a bat (dead or alive) or any part of a bat.

2.4.2 Great Crested Newts

Great crested newts are protected under European and British law, having the same level of protection as bats. Licences are issued by Natural England for any action that may compromise the protection of these species, under The Conservation of Habitats and Species Regulations 2010 (as amended). This includes all developments, regardless of whether or not they require planning permission.

2.4.3 Badger

The species is protected by the Wild Mammals (Protection) Act 1996. The species is also protected under the Protection of Badgers Act 1992, which makes it an offence to:

- Knowingly kill, capture, injure or disturb any individual;
- Intentionally damage or destroy a badger sett, or any part thereof;
- Obstruct access to an area which is used for breeding, resting or shelter; and
- Disturb a badger while it is using any place used for breeding, resting or shelter.

2.4.4 Water Vole

Water voles are protected under the Wild Mammals (Protection) Act 1996 and Schedule 5 of the WCA 1981 (as amended). This makes it an offence to:

- Intentionally kill, injure or take water voles;
- Possess or control the species;
- Damage or destroy any place used by water vole for shelter or protection;
- Disturb water vole while they occupy such places of shelter;
- Sell, possess or transport water vole for the purpose of sale; and
- Advertise the buying or selling of water vole.

Otter are protected under European and British law. The species is listed under Annex II and IV of the Habitats Directive, which is implemented in Britain under The Conservation of Habitats and Species Regulations 2010 (as amended). Otter are also protected under Schedules 5 and 6 of the WCA 1981 (as amended), The Wild Mammals (Protection) Act 1996 and are listed as a priority species in Appendix II of the Bern Convention.

2.2.6 Reptiles

Common reptiles (grass snake, adder, common lizard and slow-worm) receive partial protection under the WCA 1981 (as amended), which makes it an offence to:

- Intentionally or recklessly kill or injure these species; and
- Sell, offer or advertise for sale, possess or transport for the purposes of sale these animals, whether alive or dead, or any part thereof.
- In addition, smooth snake and sand lizard are listed on both the WCA 1981 and the Conservation (Natural Habitats, & c.) Regulations 2017 (as amended), which makes it an offence to:
 - Intentionally or recklessly kill or injure these species;
 - Intentionally or recklessly damage or destroy any place used by these species for shelter, protection, resting or breeding; and
 - Intentionally or recklessly obstruct access to any place used for shelter, protection, resting or breeding by these species.

Summary

It is considered that the environmental and ecological priorities for development are to reduce the negative impacts on the environment, maximise sustainable development, encourage biodiversity and to ensure the protection of wildlife and protected species.

3 Methodology

To achieve the objectives outlined in Section 1.2, a desktop study was completed followed by a site visit.

3.1 Desktop Study

The desk study was undertaken by referring to the following data sources:

- Defra (2021). Multi-Agency Geographic Information for the Countryside (MAGIC)

3.2 Phase 1 Habitat Site Survey

On the 4th of October 2021 the field survey was completed at the site in order to obtain detailed baseline information regarding the habitats and possibility of protected species present.

The assessment identifies sites, habitats, species and other ecological features that are of value based on factors such as legal protection, statutory or local site designations such as Sites of Special Scientific Interest (SSSI). Based upon this, recommendations for further, more detailed surveys are made as appropriate to confirm presence / absence of a protected species.

A Phase 1 Habitat Survey involved identifying and mapping the dominant habitat types within the site boundary. The survey and identification of habitats was undertaken in accordance with the Phase 1 Habitat survey methodology recommended by Natural England (JNCC, 2010).

During the survey, a note was made of any field signs indicating the presence of protected species and the location of these signs was mapped. A record was also made of any other animal species identified within the site or adjacent areas during the survey. The results of the Phase 1 habitat survey are shown on Phase 1 Habitat Map, Appendix A.

3.3 Limitations

The results of the survey and assessment work undertaken by Aval Consulting Group are representative at the time of surveying.

This document does not contain a comprehensive list of botanical species on site. Only plant species characteristics of each habitat and incidental observations of notable plant species were recorded. In addition, many plant species are only evident at certain times of year and so some plant species may have gone undetected.

Any third party and external data sources used may vary due to the quality and scale, the supporting information used to define locations/boundaries and sensitivity of the data itself. Aval consulting Group cannot take responsibility for the accuracy of external data sources and as such discrepancies and inaccuracies may occur.

4 Existing Conditions

4.1 Overview

The following section sets out the existing conditions in relation to ecology for the proposed development. Relevant ecological information is available from several sources including local, regional, and national ecological reports and websites. For the purpose of this assessment, some data has been obtained from Defra provided geographical sources¹.

4.2 Site Location

Figure 3.1 shows the proposed site location highlighted in red and the surrounding area. The proposed development is not located on any type of protected land. There are Sites of Special Scientific Interest 3km north and 5.8km north-west of the proposed development site. No Sites of Special Scientific Interest are to be significantly or adversely affected by the proposed development.

MAGiC

Area surrounding the development site



Figure 3.1 Area surrounding potential development site (highlighted in red) (Source: Defra).

4.3 Existing Baseline Conditions from Desktop Study

The development site, highlighted in red, is bounded by residential properties to the north and east, the B525/Avenue Road to the south and Elsworthy Road to the west.

¹ De Figure 3.1 Area surrounding potential development site (highlighted in red) (Source: Defra).
fra (2021). Multi-Agency Geographic Information for the Countryside (MAGiC)
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The potential development site is bordered by a broadleaved woodland to the east.

MAGiC

Area surrounding the development site



Figure 3.2 Area surrounding potential development site (highlighted in red) (Source: Defra).

4.3.1 Protected Species

Figure 3.3 shows that there have been recordings of protected species present within 2km of the potential development site. Granted European Protected Species Applications for bats are present 0.7km south-east, 0.5km and 0.6km south-west and 1.3km north-west of the development site. This shows that bats could be present in the surrounding area.

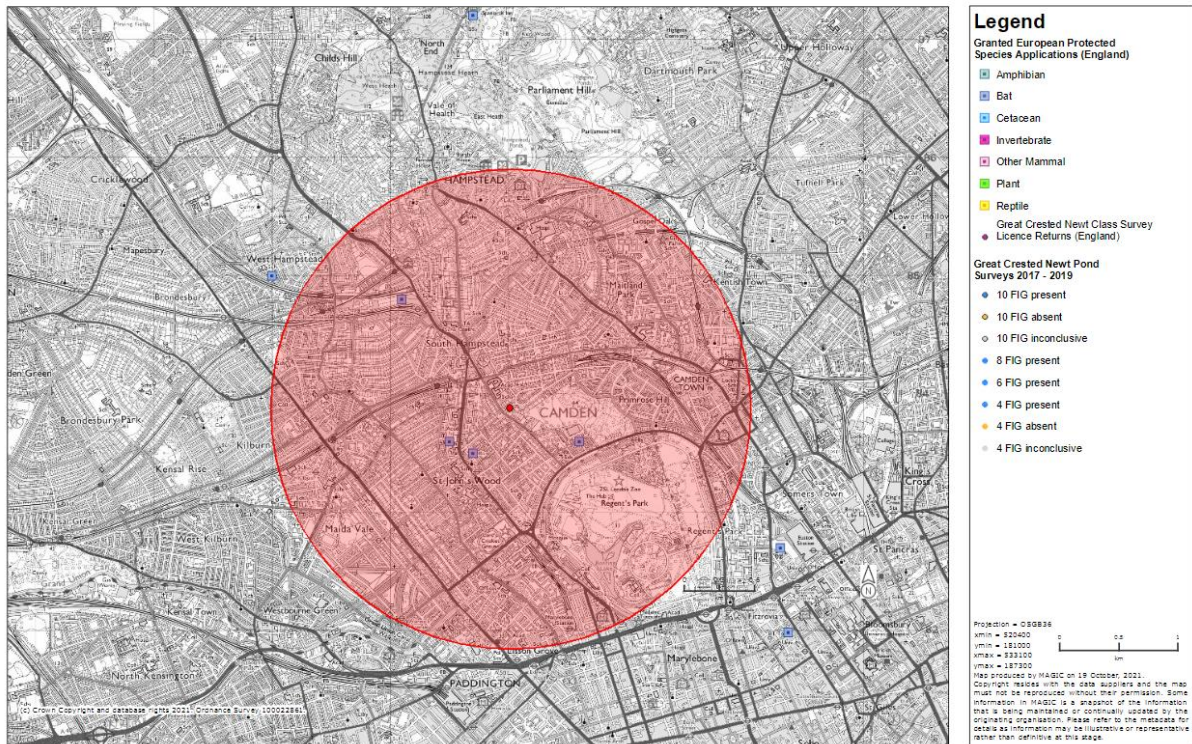


Figure 3.3 Protected Species within 2km of the potential development site

4.4 Habitats on site

The habitats on site should be read alongside the Phase 1 Habitat Map (Figure 1, Appendix A).

4.4.1 Hardstanding

An area of the rear of the site is hardstanding. This can be seen on map 1 appendix A.

4.4.2 Buildings

The existing buildings on site are derelict and partially boarded up. Existing site plans can be seen in appendix B.

4.4.3 Vegetation

Vegetation is present on the majority of the site. Species include evergreen plants and mature trees.

4.4.5 Standing trees

There are several mature standing trees present on site.

4.5 Protected Species

4.5.1 Bats

No presence of evidence of bats were recorded during the survey. Derelict buildings and trees could provide suitable roosting habitats for bats.

4.5.2 Great Crested Newts

No presence of Great Crested Newts were recorded during the survey. The site could provide suitable living habitats for Great Crested Newts.

4.5.3 Reptiles

No presence of reptiles were recorded during the survey. The site could provide suitable living habitats for reptiles.

4.5.4 Water Vole

No presence of water vole was recorded during the survey. The site provides no suitable living habitats for water voles.

4.5.5 Otter

No presence of otter was recorded during the survey. The site provides no suitable living habitats for otter.

4.5.6 Birds

No presence of nesting birds were recorded during the survey. Trees on site could provide possible habitat for nesting birds.

4.5.7 Badger

No presence of badger was recorded during the survey. The site provides no suitable living habitats for badger.

4.5.8 Amphibians

No presence of amphibians was recorded during the survey. The site provides no suitable living habitats for amphibians.

4.5 Baseline Summary

Based on the data obtained from Defra and the phase 1 habitat survey, the proposed development does not seem to be negatively affecting any Special Sites of Scientific Interest. Protected species potentially could be present on site.

5 Results and Evaluation

5.1 Survey Conditions

Table 1 : Summary of conditions during survey

Abiotic Factor	Survey 1
Survey type	PEA
Date completed	04.10.21
Temperature	16 degrees Celsius
Precipitation	0
Weather Conditions	Partial cloud, little to no wind

5.2 Phase 1 Habitat Survey

The site comprised of hardstanding, derelict buildings, vegetation and standing trees.

Habitat types detailed below are listed in order of the JNCC (2010) Handbook. The species list provided in this report reflect only those taxa observed during the survey.

5.2.1 Hardstanding

Hardstanding comprising of stones, bricks and paving slabs are present on site. Overall, it had a large botanical interest due to overgrown ivy, brambles and mosses covering the hardstanding.

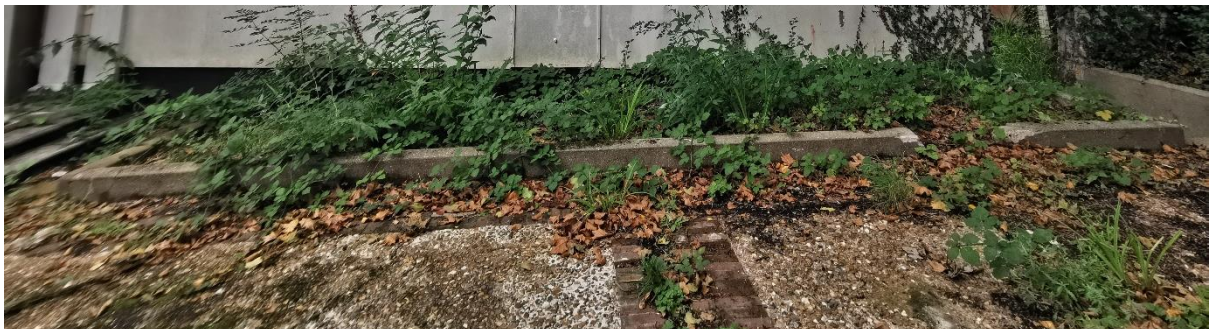


Figure 5.1 Hardstanding



Figure 5.2 Hardstanding

5.2.2 Derelict Buildings

Derelict buildings which are partially boarded up are largely surrounded by overgrown vegetation on site. They can be seen in figure 5.3, 5.4 and 5.5.



Figure 5.3 Derelict building



Figure 5.4 derelict building



Figure 5.5 derelict building

5.2.3 Vegetation

Vegetation is throughout the site. Species include English ivy (*Hedera helix*), Brambles (*Rubus*) (*Fraxinus excelsior*), Butterfly bush (*Buddleja davidii*) Bigtooth maple (*Acer grandidentatum*), Sycamore (*Acer pseudoplatanus*).



Figure 5.6 Vegetation



Figure 5.7 Vegetation



Figure 5.8 Vegetation



Figure 5.9 Vegetation

5.2.4 Standing trees

There are several mature standing trees present on site. Species include Bigtooth maple (*Acer grandidentatum*), Sycamore (*Acer pseudoplatanus*). It should be noted that many tree trunks are covered in Ivy which increases chances of bat roosts being present.



Figure 5.10 Mature trees – ivy covered trunk



Figure 5.11 Mature trees

5.3 Protected Species

Species/Group	Desk Study Record	Potential Habitat	Other Relevant Factors	Potential Constraint?
Bats	Granted European Protected Species Applications for bats are present 0.7km south-east, 0.5km and 0.6km south-west and 1.3km north-west.	Derelict buildings, mature trees could provide suitable habitat on site.	No signs of bats were found on site.	No
Badger	None within search parameters.	No suitable habitat on site.	No signs of badger were found on site.	No
Reptiles	None within search parameters.	Vegetation could provide suitable habitat on site.	No signs of reptiles were found on site.	No

Great Crested Newt	None within search parameters.	Vegetation could provide suitable habitat on site.	No signs of Great Crested newts were found on site.	No
Water Vole	None within search parameters.	No suitable habitat on site.	No signs of water vole were found on site.	No
Otter	None within search parameters.	No suitable habitat on site.	No signs of otter were found on site.	No
Birds	None within search parameters.	Derelict buildings and mature trees could provide suitable nesting habitat on site.	No signs of nesting birds were found on site.	No
Amphibians	None within search parameters.	No suitable habitat on site	No signs of amphibians were found on site.	No

6 Discussion and Recommendations

6.1 Potential Constraints

No habitats and species have been identified as possible constraints to the proposed development.

6.2 Further Surveys and Mitigation

6.2.1 Further Surveys

Due to previous preliminary bat roost assessments and arboriculturally impact assessment being carried out in 2020 and 2021, no further bat or tree surveys are recommended. Buildings on site were found to have negligible potential to support bat roosts and mature trees around the site boundary were found not to possess any features that could be suitable to act as a bat roost site.

Therefore, in summary no further surveys are recommended.

6.2.2 Habitat Protection

During construction and operation of the site, all relevant waste components should be stored securely with a waste management strategy in place to prevent spills and leaks into the wider environment.

In order to minimise the risk of harm to animals using the site it is recommended that preventative measures are in place during construction. These precautions are:

- Keep all fuel and other harmful substances in a locked area;
- Ensure any spillages are treated;
- Mammal ladders (such as a plank) or earth ramps to be placed in any open excavations at the end of each day;
- Cap off any open pipes at the end of each day; and
- Cover any open holes or install mammal ladders or earth ramps in any open excavations at the end of each day to prevent animals from becoming trapped.

6.2.3 Protected Species

Vegetation clearance, which is required as a result of the amendments, should be undertaken outside of the breeding season (March – August inclusive), unless it is further checked for signs of nesting birds by a qualified surveyor.

7 Conclusions

This report provides an assessment of the following potential key impacts associated with the construction and operational phases of the proposed development at 52 Avenue Road, St Johns Wood, London, NW8 6HS.

- To survey and determine the ecological value of the site according to the JNCC, (2010), Handbook for Phase 1 habitat survey;
- To consider impacts to all habitats immediately adjacent to the site;
- To identify how protected species are / may be using the site in order to assess its functionality to the local populations;
- To consider potential impacts to local statutory and non-statutory site either within 2km or for European level designations, a buffer deemed as appropriate by the relevant Planning Authority; and
- To assess the suitability of the proposed development site in terms of existing ecological factors.

A preliminary ecological appraisal including a phase 1 habitat survey of possible ecological affects has been undertaken for the proposed development. Preliminary bat roost assessments and an arboriculturally impact assessment have been carried out in 2020 and 2021, no further bat or tree surveys are recommended. The development is not anticipated to have any significant or adverse impacts on any surrounding habitats or protected species.

It can, therefore, be concluded that the proposed development is not considered to conflict with any national, regional or local planning policies and will not have any significant or adverse impacts on protected species and their habitats.

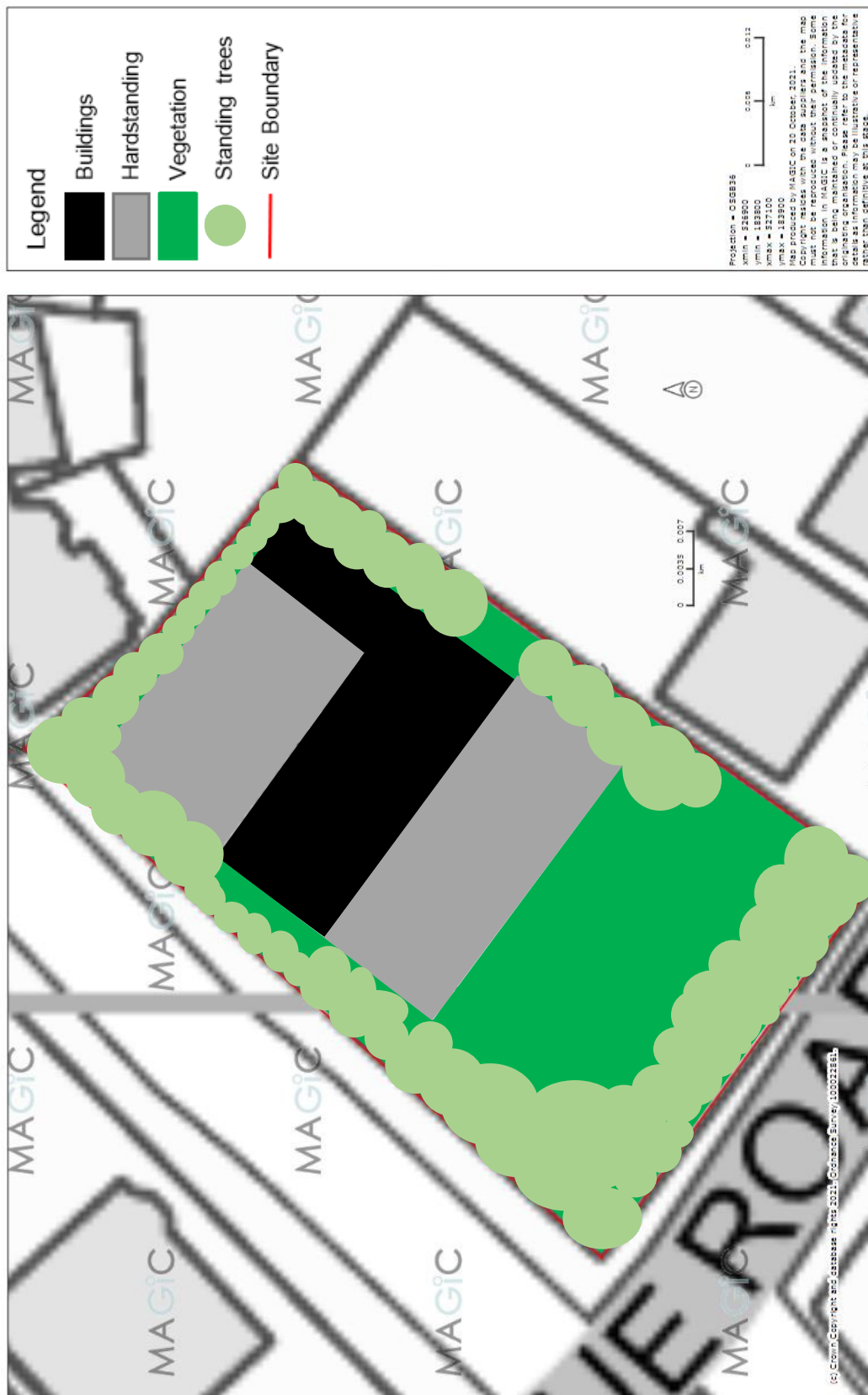
Appendices

Appendix A: Phase 1 Habitat Map

. Appendix B: Site Drawings

Appendix A: Phase 1 Habitat Map

91544 Phase 1 Habitat Survey



Appendix B: Site Drawings

