Amy Etchells

From: planning@hinckley-bosworth.gov.uk
Posted At: 04 December 2009 12:37
Conversation: ConsulteeAccess for Planning - Application Comments (09/00836/FUL)
Posted To: Planning Application Comments

Subject: ConsulteeAccess for Planning - Application Comments (09/00836/FUL)

ConsulteeAccess for Planning - Application Comments (09/00836/FUL)

"Mark Walton" has used the ConsulteeAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for ConsulteeAccess comments submissions.

ConsulteeAccess for Planning - Application Comments for 09/00836/FUL "Mark Walton" you have been sent this email because you or somebody else has submitted a comment on a Planning Application to the planning department using your email address.
A summary of your comments is provided below.
Comments were submitted at 04/12/2009 12:37:13 from mark.walton@leics.gov.uk
Application Summary

Application Number: 09/00836/FUL
Address:
Carlton Grange
Congerstone Lane
Carlton
Nuneaton
Leicestershire
CV13 0BU

Proposal:
EXTENSION AND ALTERATIONS TO DWELLING, DEMOLITION OF EXISTING OUTHOUSES AND ERECTION OF NEW GARAGES AND WORKSHOP WITH STUDY ANNEXE OVER ,ERECTION OF ENTRANCE GATEWAY AND ALTERATIONS TO DRIVEWAY Case Officer:
Louise Forman
Customer Details

Name:
Mark Walton
Address:
empty
Comments:
Our ref: NX/INF/LOC/1404.70 MW
Planning Application Number: 09/00836/FUL - Extension and alteration to dwelling, demolition of existing outhouses and erection of new garages and workshop with study annexe over, erection of entrance gateway and alterations to driveway - Carlton Grange, Congerstone Lane, CARLTON, Nuneaton, Leicestershire

Thank you for your enquiry of the 16th of November 2009 regarding the above planning application.

We are pleased to see that a survey for bats has been undertaken (Gibney - August 2009) relating to the above application.

In section 3.1 the surveyor details finding 1500+ bat droppings, probably belonging to brown long-eared bats, scattered throughout the loft space of the main house.

The surveyor states in section 6 of the report that development to the main house is unlikely to require a European Protected Species License to carry out the extension works. However, we feel that it is too soon to say if a license will be required for these works and that more survey work to determine the access points of the roost should be undertaken. Whilst planning permission may not be required for re-roofing

work, we feel that a license must be required under the circumstances as there has been medium sized bat roost within the building.

Therefore, we agree with the surveyor that further survey must be completed (section 6, point 4). This additional survey work must include three emergence / re-entry surveys to be undertaken during the optimum survey time of year. However, this survey work must be completed prior to determination as stated within paragraph 99 of the ODPM Circular 06/2005 - see extract below:

'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.'

Taking the above into account, we recommend that the application be withdrawn or Hinckley and Bosworth refuse the application on ecological grounds.

We hope that our comments and recommendations will be of use to you.

Yours faithfully,

Mark Walton
Planning Ecologist
Historic and Natural Environment Team

Please note: Our information and recommendations result from our best knowledge of the site to date. It may change if further information is discovered. It remains the responsibility of the applicant to ensure that no protected species or their habitat is damaged during the works. The best method of achieving this is for a suitably experienced and licensed ecologist to conduct a full survey for protected species at the appropriate time of year in appropriate weather conditions. For instance, if there is a pond/water body within 500m of the site a survey for great crested newts will be required.

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