John Ward

From: planning@hinckley-bosworth.gov.uk
Posted At: 09 March 2009 11:00
Conversation: ConsulteeAccess for Planning - Application Comments (09/00107/CLU)
Posted To: Planning Application Comments

Subject: ConsulteeAccess for Planning - Application Comments (09/00107/CLU)

ConsulteeAccess for Planning - Application Comments (09/00107/CLU)

"Kirsty Gamble" 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.

Comments were submitted at 09/03/2009 10:59:51 from IP 192.168.0.3.

Application Summary

Application Number:
09/00107/CLU

Address:
40 Wallace Drive
Groby
Leicester
Leicestershire
LE6 0GQ

Proposal:
CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT FOR EXTENSIONS AND ALTERATIONS TO DWELLING.

Case Officer:
Eleanor Shaw

Customer Details

Name:
Kirsty Gamble

Address:
Environment and Heritage Resources Centre Leicestershire County Council Holly Hayes
216 Birstall Road
Birstall
Leicester

Postcode:
LE4 4DG

Email:
kgamble@leics.gov.uk

Phone Number:
0116 267 0006

Comments

Submission Type:

Comments:
Our Ref: NX/INF/LOC/1406.70 (KG)

Dear Sir

We note that this is an application for a Certificate of Lawful Development. The

Local Validation Requirements indicate that an ecological survey is not appropriate for this type of development. However, with the known presence of bat roosts nearby, the adjacent woodland and nearby ponds, this development clearly falls within Trigger A2 of the Leicester, Leicestershire and Rutland Biodiversity Trigger List.

We would therefore recommend that, a bat survey of the property be completed to establish the presence or absence of bats and ensure that the development would not affect any European Protected Species. However, if it is not appropriate to ask for a protected species survey for this type of application, we would recommend that a note to applicant is added to ensure that they are aware of the possible presence of protected species and the implications if they are present.

Lady Hay Wood to the north of the application site has previously been evaluated as being of District level ecological importance. Again, we would recommend that this be highlighted to the applicant to ensure that it is protected throughout the development. All materials, machinery and spoil should be kept within the application site boundary at all times.

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

Yours faithfully

Kirsty Gamble
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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