

From: Nikki Morton <nmorton@morph-ecological.co.uk>
Sent: 07 March 2024 10:14
To: Planning Folder New
Cc: Sarah Postlethwaite; Jennifer Lucas
Subject: 24/00149/P3CQ - Sullivan Archer - Ecology Comments

Good morning,

24/00149/P3CQ | Change of use of agricultural steel framed barn into a single dwellinghouse (C3) (Revised Scheme of planning application 23/01012/P3CQ) | Pond Barn Cold Comfort Farm Rogues Lane Hinckley Leicestershire

The plans look very similar to the previous application therefore my comments remain the same:

I have reviewed the Preliminary Ecological Appraisal produced by Archer Ecology (July 2023). The report did not identify any protected species or valuable habitats on site therefore I have no objections to the development.

In accordance with the NPPF, biodiversity enhancements should be incorporated as part of the development.

As such I recommend the following condition is attached to any planning permission:

- No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) the incorporation of native planting such as a species-rich hedgerow and wildflower areas. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.*

I recommend the following informative is attached to any planning permission:

- Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore all removal of trees/shrubs/hedges and major building works should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.*

Kind regards,

Nikki Morton MSci MCIEEM
Director
Morph Ecological Consultants

On behalf of Leicestershire County Council (Ecology Team)

Email: nmorton@morph-ecological.co.uk

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