

From: Nikki Morton <nmorton@morph-ecological.co.uk>
Sent: 13 November 2023 22:08
To: Planning Folder New
Cc: Sarah Postlethwaite; Jennifer Lucas
Subject: 23/01000/FUL - Laura Ashton - Ecology Comments

Good evening,

23/01000/FUL | Demolition of existing buildings and erection of 2no. buildings and associated parking areas, landscaping, access, solar panels, EV charging stations and other works for the purposes of car sales | Hall Farm 16 Altar Stones Lane Markfield Leicestershire LE67 9PX

I have reviewed the Ecological Appraisal produced by Rachel Hacking Ecology (September 2023). The report is acceptable and I agree with the evaluations made. Biodiversity net gain has also been demonstrated.

I recommend the following conditions are attached to any planning permission:

- No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details:
 - A) Identification of potentially damaging construction activities
 - B) identification of biodiversity protection zones
 - C) practical measures and sensitive working practices to avoid or reduce impacts during construction
 - D) timing of works to avoid harm to protected species
 - E) responsible persons for overseeing sensitive works
 - F) use of protective fencing where required

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the LPA.

- No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the LPA. The LEMP shall include the following details:
 - A) description and evaluation of the features to be created/managed
 - B) aims and objectives of management
 - C) appropriate management options for achieving aims and objectives
 - D) prescriptions for management actions
 - E) work schedule
 - F) species/seed mixes to be planted/sown
 - G) ongoing monitoring and remedial measures

The approved plan will be implemented in accordance with the approved details.

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 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 ACIEEM
Director
Morph Ecological Consultants

On behalf of Leicestershire County Council (Ecology Team)

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