Alison White

From: planning@hinckley-bosworth.gov.uk
Posted At: 19 July 2010 12:59
Conversation: ConsulteeAccess for Planning - Application Comments (10/00451/FUL)
Posted To: Jul 10

Subject: ConsulteeAccess for Planning - Application Comments (10/00451/FUL)

ConsulteeAccess for Planning - Application Comments (10/00451/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 10/00451/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 19/07/2010 12:59:15 from mark.walton@leics.gov.uk
Application Summary

Application Number: 10/00451/FUL
Address:
Vine House Farm
Shenton Lane
Upton
Nuneaton
Leicestershire
CV13 6LA
Proposal:
CONVERSION OF BARN TO DWELLING
Case Officer:
Louise Forman
Customer Details

Name:
Mark Walton
Address:
empty
Comments:
Our ref: NX/INF/LOC/1417.70 MW
Planning Application Number: 10/00451/FUL - Conversion of barn to dwelling - Vine House Farm, Shenton Lane, Upton, SHEEPY, Nuneaton

Thank you for your enquiry of the 30th of June 2010 regarding the above planning application.

We note that surveys for bats have been undertaken (Gavaghan and Reynolds - May 2010).

We note from the emergence report in section C7 that two common pipistrelle were observed within the barns, when lights were shone they flew into separate gaps within the barn. Therefore, the surveyors considered that the barn must be a roost used opportunistically and therefore a European Protected Species license will be required

The report details methods of mitigation to be undertaken. The following should be turned into planning conditions:

? A pre-start emergence survey and intrusive inspection of the site to be undertaken
? If bats are found a suitably licensed individual will carry out exclusion using one way exclusion apparatus, which will be left in place for seven days ? If pre-breeding bats or a maternity colony is found, work to be suspended until 1st

September and the site to be re-assessed.
? New roosting provision to be created within the barn externally on the same wall used internally (ref diagram on page 23 of report). Two access points to be created into the external roost provision ? Two bat boxes to be erected on the external wall prior to commencement of works

We would like to draw the applicant's attention to the recommendations in sections G1 of the report detailing works to be undertaken by the land-owner and general provisions.

Our maps show that this application will have no impact on any designated sites of ecological importance.

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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