

HERTFORDSHIRE ECOLOGY

Providing ecological advice to Hertfordshire's Local Authorities and communities

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Ask for: Anita Parry
Tel: 01992 556149
Date: 09/05/2018

Dear David,

Application Reference: 6/2018/0457/HOUSE

Proposed development at: 35 Carbone Hill Northaw Potters Bar EN6 4PN

Proposal: Erection of first floor rear extension, roof alterations and 2x rear Juliet balconies following demolition of conservatory and outbuildings. Change of materials and replacement windows and installation of new front access and exit gates.

Thank you for making me aware of the *Outline Bat Mitigation Strategy by Amphibian, Reptile & Mammal Conservation Limited, April 2018* submitted in support of this application.

A daytime survey was carried out on 8 November 2017 and evidence (droppings) of Brown Long-eared bat was found throughout the L-shaped loft void. The building had potential bat roosting features amongst raised roof tiles, especially on the rear elevation. Consequently, the house was assessed to have *high* potential to support roosting bats.

Following Bat Conservation Trust best practice guidelines, at least 3 follow-up dusk emergence / dawn re-entry surveys are recommended to further inform any use of the building by bats, and to provide appropriate mitigation to safeguard bats if present and affected.

The development proposals, which include significant modification to the roof and loft void, will result in the loss of a known bat roost. However, suitable potential mitigation has been provided to safeguard bats and ensure their conservation status is maintained. With these outline mitigation measures in place, I consider the LPA has sufficient information to deal adequately with bats from a planning perspective, and can apply and satisfy the third test of the *Conservation of Habitats and Species Regulations 2017* prior to determination.

Funded by the following Local Planning Authorities:
HERTFORDSHIRE COUNTY COUNCIL,

DACORUM BOROUGH, EAST HERTFORDSHIRE DISTRICT, HERTSMERE BOROUGH, NORTH HERTFORDSHIRE DISTRICT,
CITY AND DISTRICT OF ST ALBANS, THREE RIVERS DISTRICT, WATFORD BOROUGH, WELWYN HATFIELD BOROUGH

It is acknowledged that a European Protected Species (EPS) licence will be required to proceed lawfully. I have no reason to believe that a licence will not be issued by Natural England.

I advise the outstanding nocturnal surveys are secured by **Condition of Approval** and suggest the following wording:

“Prior to commencement of works to the roof and loft void, three dusk emergence / dawn re-entry surveys should be undertaken during May to September, with at least two surveys between May and August, to determine with confidence whether bats are roosting, and should this be the case, modify the potential mitigation strategy (ref: Outline Bat Mitigation Strategy by Amphibian, Reptile & Mammal Conservation Limited, April 2018) as appropriate based on the results. The report should then be submitted to the Local Planning Authority for written approval.

Reason: To ensure the continued ecological functionality of bats and their roosts is maintained in accordance with European and national legislation.”

I trust these comments are of assistance.

Yours sincerely,

Anita Parry
Ecology Advisor
Hertfordshire Ecology