

HERTFORDSHIRE ECOLOGY

Providing ecological advice to Hertfordshire's Local Authorities and communities

Environmental Resource Planning, Hertfordshire County Council,
County Hall, Hertford, SG13 8DN
ecology@hertfordshire.gov.uk
Tel: 01992 555220

David Elmore
Senior Development Management Officer
Development Management (Planning)
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Ask for: Anita Parry
Tel: 01992 556149
Date: 15/08/2018

Dear David,

Application Reference: 6/2018/1678/COND

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

Proposal: Submission of details pursuant to condition 3 (Bat mitigation strategy) on planning permission 6/2018/0457/HOUSE

Thank you for consulting Hertfordshire Ecology on this discharge application. I apologise for the delay with this reply.

Condition 3 (Bat Mitigation Strategy) states:

Prior to commencement of works to the roof and loft void, an updated Bat Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The updated Bat Mitigation Strategy shall be informed by the results of three dusk emergence / dawn re-entry surveys which must be undertaken during May to September, with at least two surveys between May and August, to determine with confidence whether bats are roosting.

REASON: To ensure the continued ecological functionality of bats and their roosts is maintained in accordance with Policy SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and requirements of the National Planning Policy Framework 2012.

Two bat reports have been submitted in support of discharge of this condition.

- *Bat Activity Survey (Amphibian, Reptile & Mammal Conservation Limited, 2018)*
- *Bat Mitigation Strategy (Amphibian, Reptile & Mammal Conservation Limited, 2018)*

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

This follows on from a daytime Preliminary Roost Assessment undertaken on 8 November 2017 when evidence of bats was found in the loft, and further surveys were recommended to determine the use of the building by bats, and provide mitigation to safeguard them if present and affected by the proposals.

Three follow-up nocturnal emergence and re-entry surveys were carried out on 16 May, 1 June and 19 June 2018 and no bats were recorded using the building. Occasional bat flight activity was recorded across the site.

As bats were not confirmed roosting at the property, no mitigation or species licence is required as an offence will not be committed. However, as bats are known to be in the area, sensible precautionary and enhancement measures are recommended.

The Mitigation Strategy has been updated to reflect this, and consequently on the basis of the information supplied, I consider Condition 3 has been satisfied and I am happy to advise it can be discharged.

I trust these comments are of assistance.

Yours sincerely,

Anita Parry
Ecology Advisor
Hertfordshire Ecology