

HERTFORDSHIRE BIOLOGICAL RECORDS CENTRE

Environment, County Hall, Hertford, Herts, SG13 8DN

Mrs L Hughes
Planning Officer
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
AL8 6A

Ask for: B. Tranter
Our Ref:
Your Ref: S6/2012/0719/MA
Tel: 01992 556155
Date: 17/05/2012

Dear Mrs Hughes,

Planning Ref: S6/2012/0719/MA; 17-23 Church Street and car park adjacent to George's Gate entrance HATFIELD AL9 5AS. Demolition of 17-23 Church Street and garages. Erection of 7 x two bed houses, 1 x two bed flat and 2 x one bed flat on 17-23 Church Street with associated parking and landscaping; 1 x three bed house and 1 x one bed flat on car park adjacent Georges Gate and 38 car parking spaces and associated landscaping.

Thank you for consulting HBRC on the above application. Please find our comments below:

Re: Bat Survey and Mitigation report, Maydencroft Land Advisory. October 2011.

Two dusk/evening bat surveys were conducted on 1st and 17th September 2011; Common Pipistrelle bats were recorded commuting/passing; and Brown Long-eared bats were recorded entering/leaving the roof space.

The report concludes that a Brown Long-eared bat roost "of low conservation significance" was present.

Therefore, the proposals to demolish the existing building will destroy a bat roost and mitigation and roost compensation is required. The development will also require a European Protected Species licence to be obtained from Natural England prior to works (demolition) starting.

The report sets out proposed mitigation and avoidance measures (Para: 6.3), and compensatory measures (Para: 6.4).

- Demolition should take place during the period November-March inclusive.
- An EPS license will be obtained before demolition starts.
- A licensed bat ecologist should be present when the roof tiles and covered cavity walls are removed.

- In the event of bats being found, they will be removed by the bat ecologist to a safe location.
- Suitable access points and alternative roost sites should be incorporated into the new build (See Appendix B and C.). At least one ventilation ridge tile should be modified to allow access into the ridge. Other features such as using bitumastic roofing felt and suitably sited low safety lighting are discussed.

HBRC comments and recommendations.

Although the report has not dealt specifically with the 'three derogation tests' (Habitats Regulations 2010); see para: 7 Conclusion, we conclude that the report, and in particular, the mitigation and compensation strategies, give the LPA sufficient information to make an informed planning decision.

We recommend that the following conditions are attached in the event of permission being granted.

- Demolition will take place during the period November-March inclusive, in the presence of a licensed bat ecologist.
- A European Protected Species license will be obtained before demolition starts.
- A licensed bat ecologist will be present when the roof tiles and covered cavity walls are removed.
- In the event of bats being found, they will be removed by the bat ecologist to a safe location.
- Suitable access points and alternative roost sites will be incorporated into the new dwelling. Type, design and location will be determined by a bat ecologist.

We trust these comments are of assistance in determining this application.

Yours sincerely,

Barry Tranter PhD MIEEM
Ecological Consultant for HBRC