

Comment for planning application 6/2021/1973/FULL

Application Number	6/2021/1973/FULL
Location	Manor Cottage Vineyards Road Northaw Potters Bar EN6 4PQ
Proposal	Erection of replacement residential dwelling following the demolition of existing
Case Officer	Ms Emily Stainer
Organisation Name	Herts and Middx Wildlife Trust
Address	Grebe House, St Michael's Street, St Albans
Type of Comment	Objection
Type	neighbour
Comments	<p>Objection: Bat survey required before application can be determined. Once a suitable survey has been submitted and approved, the objection will be withdrawn provided any required actions are implemented in the planning approval. The design of the building is suitable for bats, it is situated in close proximity to high value feeding and roosting habitat and there are records of bats from the near vicinity. If present the development would result in breaches of the legislation protecting bats and their roosts. Consequently there is a reasonable likelihood that bats may be present. ODPM circular 06/05 (para 99) is explicit in stating that where there is a reasonable likelihood of the presence of protected species it is essential that the extent that they are affected by the development is established before planning permission is granted. Therefore a bat survey should be submitted and approved before the application can be decided.</p>
Received Date	11/08/2021 10:24:01
Attachments	