

# HERTFORDSHIRE ECOLOGY

Providing ecological advice to Hertfordshire's Local Authorities and communities

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Mr William Myers  
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Welwyn Hatfield Borough Council

Ask for: Anita Parry  
Tel: 01992 556149  
Date: 29/04/2020

Dear Will,

**Application Reference: 6/2020/0718/COND**

**Proposed development at: Northaw House Coopers Lane Northaw Potters Bar EN6 4NG**

**Proposal:** Submission of details pursuant to condition 2 (scheme of remediation) 3 (archaeological written scheme of investigation) **4 (environmental management plan for the construction period) and 6 (bat survey)** on planning permission 6/2020/0217/MAJ

Thank you for consulting Hertfordshire Ecology on the above. I apologise for the delay with this relay.

Condition **4 (environmental management plan for the construction period)** states:

*No development shall take place until an environmental management plan for the construction period has been submitted to and approved in writing by the Local Planning Authority. This shall include a review of any ecological impacts; risk assessment of potentially damaging construction activities; identification of any biodiversity protection zones; practical measures to reduce impacts during construction; location and timing of works to avoid harm to any biodiversity features; any times when specialist ecologists need to be present to oversee work and use of protective fences, exclusion barriers and warning signs. The approved plan shall be adhered to throughout the construction period*

*REASON: To make appropriate provision for natural habitat within the approved development and to provide a reliable process for implementation and aftercare in accordance with Policies R11 and R16 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.*

A Construction Ecological Management Plan (*Environmental Business Solutions 20 February 2020*) has been submitted in support of discharging condition 4. Having read the contents, I **consider sufficient information has been submitted to satisfy Condition 4 and I am happy to advise it can be discharged.**

Condition 6 (bat survey) states:

*If 2 years have passed since the September of the year of the last bat survey and development has not commenced, before these works can start a bat activity survey of the buildings shall be carried out by a suitably qualified and experienced ecologist. Details including an assessment of the impact of the proposed development and any appropriate mitigation measures to alleviate such impacts shall be submitted to the Local Planning Authority for written approval.*

*REASON: To make appropriate provision for natural habitat within the approved development and to provide a reliable process for implementation and aftercare in accordance with Policies R11 and R16 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.*

A bat report has been submitted in support of discharging condition 6: *Bat Roost Survey April – September 2019 (Environmental Business Solutions 20 December 2019)*. Extensive surveys have been undertaken and although bats having been recorded flying across the site, no confirmed bat roosts have been found. As high potential remains in many of the buildings, a sensible pre-commencement site check is recommended, which I consider to be reasonable. **I consider sufficient information has been submitted to satisfy Condition 6 and I am happy to advise it can be discharged.**

I have no comments to make on conditions 2 (scheme of remediation) 3 (archaeological written scheme of investigation).

Yours sincerely,

Anita Parry  
Ecology Advisor  
Hertfordshire Ecology