

**Elizabeth Mugova**  
Planning Department,  
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Herts AL8 6AE

**Hertfordshire LEADS**  
**Hertfordshire County Council**  
**County Hall, Pegs Lane**  
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**Contact:**  
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**Date:** 05/11/2024

Dear Elizabeth

Submission of details pursuant of condition 13 and 36 (Ecological/Habitat/Biodiversity Enhancement) on planning permission 6/2019/3024/MA 6/2024/1609/COND  
29 Broadwater Road Welwyn Garden City Hertfordshire AL7 3BQ

Overall Recommendation:

Condition can be discharged

[Supporting documents:](#)

I have made use of the following documents in providing this advice:

- Ecological Enhancement Scheme Tim Moya Associates 15/8/2024

**ECOLOGICAL IMPLICATIONS**

Thank you for consulting this office on the above application.

The Ecological Enhancement Scheme outlines the inclusion of the following species enhancements:

- Northern side of building – 3 x swift boxes.
- Southern side of building – bat box.
- Western courtyard side of building – 3 x swift boxes, bat box.
- North-eastern corner of site – hedgehog box, log pile and compost heap.
- East of site – invertebrate box.

Recommendations are also provided for planting which I support, but since these were devised prior to any planting schedule and the condition requires that the approved measures shall thereafter be incorporated into the development. Any future planting scheme would have to conform with these recommendations.

On this basis I advise that Condition 13 and 36 can be discharged.

I trust these comments are of assistance,

Regards

Simon Richards  
Senior Ecologists, Hertfordshire LEADS

*Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire.*

Appendix:

**Condition 13.** Prior to any above ground development a scheme of ecological/habitat/bio diversity enhancement measures including but not limited to, bat and bird boxes incorporated into the building structure shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be incorporated into the development and installed before the first occupation of the site or in accordance with a timetable agreed with the Local Planning Authority.

REASON: In order to achieve net improvements in the ecological/biodiversity value of the site in accordance with the objectives of Policy R11 of the District Plan and emerging Local Plan Policy SADM16

**Condition 36.** Prior to any above ground development a scheme of ecological/habitat/bio diversity enhancement measures including but not limited to, bat and bird boxes incorporated into the building structure shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be incorporated into the development and installed before the first occupation of the site or in accordance with a timetable agreed with the Local Planning Authority.

REASON: In order to achieve net improvements in the ecological/biodiversity value of the site in accordance with the objectives of Policy R11 of the District Plan and emerging Local Plan Policy SADM16.