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6 November 2024

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

Dear Sir/Madam,

Application Reference: 6/2024/1609/COND

Proposed development at: 29 Broadwater Road Welwyn Garden City Hertfordshire
AL7 3BQ

Proposal: Submission of details pursuant of condition 13 and 36
(Ecological/Habitat/Biodiversity Enhancement) on planning permission
6/2019/3024/MAJ

Thank you for your application requesting approval of the above details reserved by conditions.

Condition 13 of planning permission 6/2019/3024/MAJ states:

Prior to any above ground development a scheme of ecological/habitat/biodiversity 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.

Condition 36 replicates condition 13.

The following report has been provided with this application:

- Ecological Enhancement Scheme prepared by Tim Moya Associates dated 15/8/2024

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.

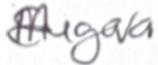
The details above are considered appropriate and sufficient to discharge conditions 13 and 36.

Additionally, the report includes recommendations for additional planting of species. Whilst these are considered acceptable, they have been devised prior to any planting schedule. Nonetheless the condition requires that the approved measures shall thereafter be incorporated into the development. Therefore, any future planting scheme should conform with these recommendations.

Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of conditions 13 and 36. Please note that the development must not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at e.mugova@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,



Ms Elizabeth Mugova
Career Grade Development Management Officer