

HERTFORDSHIRE ECOLOGY

Providing ecological advice to Hertfordshire's Local Authorities and communities

Environmental Resource Planning
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Clare Howe
Planning Department,
Welwyn Hatfield Borough Council,
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Ask for: Simon Richards
Tel: 01992 588483
Date: 19/07/2019

Dear Clare

Application: Change of use for Conversion of first and second floors from (A1 Use)Retail to (C3 use) Residential and additional storey for 27 dwellings

Address: 26 Stonehills Welwyn Garden City AL8 6NA

Application No: 6/2019/1452/MAJ

Thank you for consulting Hertfordshire Ecology on the above, for which I have the following comments:

Hertfordshire Environmental Records Centre does not have any existing habitat or species data for this site. Given the location and nature of the site, lack of associated records and apparent characteristics of the building, on this occasion I do not consider there is sufficient likelihood of bats being present and affected for the LPA to require a formal survey prior to determination. However, in the unlikely event that bats are found, given the proposal will involve some modification to the roof, I advise a precautionary approach to the works is adopted and recommend the following **Informative** is added to any permission granted.

"If bats, or evidence for them, are discovered during the course of roof works, work must stop immediately and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England, to avoid an offence being committed."

I trust these comments are of assistance,
Yours sincerely

Simon Richards
Ecology Advisor, Hertfordshire Ecology