

Consultee Comments for Planning Application 20/04211/PLF

Application Summary

Application Number: 20/04211/PLF

Address: Sun Inn Church Lane Skirlaugh East Riding Of Yorkshire HU11 5EU

Proposal: Erection of four dwellings and associated car parking following demolition of existing public house (revised scheme of 18/04064/PLF)

Case Officer: Mr Tim Williams

Consultee Details

Name: . Nature Conservation Officer

Address: East Riding Of Yorkshire Council, County Hall, Cross Street Beverley, East Riding Of Yorkshire HU17 9BA

Email: Not Available

On Behalf Of: Nature Conservation Officer (Biodiversity)

Comments

The Nature Conservation team commented on an earlier application for this site (application reference 18/04064/PLF) to the effect that the principle of development on this site was acceptable insofar as ecological matters were concerned. The current application has been revised and is supported by the same Preliminary Ecological Appraisal (Curtis Ecology January 2019) and Bat Survey (Curtis Ecology, July 2019). We are satisfied that the nature conservation value of the site has not changed significantly over the intervening period and it remains the case that the reports provide the Council with sufficient information to allow a robust assessment of the potential biodiversity impacts resulting from the development.

Having reviewed the information provided with the application, it can be determined that the core area of the application site is of limited ecological value and it is unlikely that any protected or priority species or habitats would be significantly affected as a result of the proposed development. The Bat Survey report shows that field surveys, which were undertaken at an appropriate time of the year, found no evidence of roosting bats within the buildings that will be demolished. Furthermore, the reports outline mitigation measures that will be required to prevent impacts on protected species and so avoid committing offences under the relevant legislation. The mitigation strategies that have been proposed follow BS42020 code of practice, which offers a clear methodology for biodiversity management. However, it will be necessary to ensure that all of the recommendations to avoid or mitigate for harm to biodiversity which are detailed in the reports is secured through a planning condition if you are minded to grant planning permission for the application.

Biodiversity Enhancements

We welcome the recommendations for the siting of two bird boxes as detailed in section 4.3.2 of the Preliminary Ecological Appraisal Report which will help to enhance the biodiversity of the site. However the species specific enhancements highlighted in the report are insufficient for a development of this nature and scale. The enhancement strategy should also ensure means of enclosure does not result in a loss of habitat connectivity through the development, by creating hedgehog highways which provide holes under garden fences or walls for them to pass through. Hedgehog houses and insect boxes should also be provided, and the landscaping proposals should incorporate wildlife friendly landscaping. Such enhancements will accord with the Councils duty to conserve biodiversity and LP policy ENV4. The full suite of measures will be necessary to fully accord with the Councils duty to conserve biodiversity and ERLP Strategy Document policy ENV 4. A consultant ecologist should input into the design of the habitat enhancements which should be submitted as part of the planning application for approval by the local planning authority. These measures should be incorporated into a Wildlife Enhancement Plan which should be secured by a planning condition.

Summary

In summary, we are satisfied that the evidence available is adequate to properly assess the effects of the proposal in accordance with relevant statutory and policy requirements. Subject to securing the implementation of the mitigation that is recommended and the enhancements that are proposed through appropriately worded conditions the submitted information enables ERYC to fully meet its statutory purpose and regulatory obligations in respect of ecology under European and domestic legislation and associated Government policy and guidance, and to comply with its Biodiversity Duty under the Natural Environment and Rural Communities (NERC) Act 2006.

Planning Conditions

Condition : No development shall take place unless in strict accordance with the best working practices to safeguard birds and bats, as detailed in section 4.3.2 of the Preliminary Ecological Appraisal Report (Curtis Ecology, January 2019), and the Bat Mitigation Strategy detailed in section 7.1 of the Bat Survey (Curtis Ecology, July 2019). Any variation thereto shall be agreed in writing by the local planning authority before such change is made.

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended).

Condition: The development hereby permitted shall not progress beyond damp proof course level until a Wildlife Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include:
a timetable for implementation;
a detailed plan showing the locations and specifications of the enhancement measures;

further details of two bird nest boxes as recommended in section 4.3.2 of the Preliminary Ecological Appraisal Report (Curtis Ecology, January 2019);

details of the means of enclosure to demonstrate that boundary treatments will not result in a loss of habitat connectivity through the development, by creating hedgehog highways which provide holes under boundary features for hedgehogs to pass through;

a minimum of one hedgehog house and one insect box;

details of wildlife friendly landscaping.

The development shall be carried out in accordance with the approved details and the enhancements measures thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of nature conservation to comply with the National Planning Policy Framework (NPPF) and the Natural Environment and Rural Communities Act (NERC) 2006.

LJB