

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Application Number	PL/2022/00207/MINFHO
Address	2 Kingfield Road Solihull Lodge Solihull B90 1LX
Proposal	Two storey side extension, single storey rear extension, new porch to the front.
Case Officer	Ruth Witherspoon

Date comments sent	Thursday, 10 March 2022
Name of consultee department	Ecology
Consultation response author	Mariya Tarnavska

No Comments	
No Objection	X
No Objection Subject to Conditions	
Objection	
Further information Requested	

Comments:

(Please explain the reason for your response)

From the street view photography (2017), the roof of the building appears to be well-sealed. In view of this and a small impact from the proposed works on the existing roof, a bat survey is not considered necessary for this application. As a precaution, the works should be undertaken carefully. If bats or nesting birds are found at any stage, works must cease immediately while further advice is sought from Natural England or a qualified ecologist. I recommend that the following advisory notes are attached to any approval granted:

Bat Note

Bats can be found in many buildings, even those that initially appear to be unsuitable or have been subject to a bat survey and found no evidence. Therefore, if any evidence of bats is found on site, work should stop while a bat survey is carried out by an experienced bat worker, and any recommendations made following the survey are undertaken. It should also be noted that as bats are a mobile species and can move into a property with potential access at any time. Bats and their 'roost' sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2019 (EU Exit).

Nesting Bird Note

Works should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). The main nesting season lasts approximately from March to September, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

Further information required (if applicable): (Please explain the reason for your response)	
Amendments recommended (if applicable): (Please explain the reason for your response)	
Recommended conditions (if applicable): (Please provide justification for any pre-commencement conditions)	
If the application is to <u>DISCHARGE CONDITIONS</u>, please confirm the list of documents you are approving below:	
•	
If the application requires a <u>S106</u> contribution/ requirement, please include the following information: Please note: The legal tests for when a S106 contribution can be requested are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). The regulations and guidance can be viewed here: https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122 and https://www.legislation.gov.uk/ukdsi/2010/948/contents/made and https://www.gov.uk/guidance/planning-obligations and The tests are: <ol style="list-style-type: none"> 1. Necessary to make the development acceptable in planning terms; 2. Directly related to the development; and 3. Fairly and reasonably related in scale and kind to the development. 	
• Contribution description	
• Contribution amount £ (if applicable). Please provide justification.	
• Trigger point for payment (i.e. upon commencement of development, upon first occupation, upon 50% occupation...)	
• Trigger point for works to be undertaken (if applicable)	