**CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990**

|  |  |
| --- | --- |
| **Application Number** | 2022/00294 |
| **Address** | 35 Oakley, Fen End |
| **Proposal** | Proposed erection of single storey front side and rear wraparound extension to replace existing store and shed. Proposed extension of front canopy |
| **Case Officer** | Jack Lynch |

|  |  |
| --- | --- |
| **Date comments sent** | 21.04.22 |
| **Name of consultee department** | Ecology |
| **Consultation response author** | Jenni Blakeman |

|  |  |
| --- | --- |
| Pre-app comments |  |
| No Comments |  |
| No Objection | **X** |
| No Objection Subject to Conditions |  |
| Objection |  |
| Further information Requested |  |
|  |
| **Comments:** (Please explain the reason for your response) |
| Please can the following advisory note be added to any decision notice:Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Batsandtheir ‘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). It is a criminal offence to disturb or destroy a bat ‘roost’, even if the roost is only occasionally used. Where a bat ‘roost’ is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 02080 261089. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 02080 261089 for advice on the best way to proceed. |
| **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 DISCHARGE CONDITIONS, please confirm the list of documents you are approving below:** |
|  |
| **If the application requires a S106 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/uksi/2010/948/contents/made> and <https://www.gov.uk/guidance/planning-obligations> and The tests are: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)
 |  |