



26 July 2023

Nikita Mossman
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Thank you for requesting advice on this discharge of condition from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/23/03030

Location: Old Rectory Barn Norton Road Tostock PE30 9NU

Proposal: Discharge of Conditions Application for DC/20/03364 - Condition 10 (EPS Licence for Bats), Condition 11 (Ecological Appraisal) and Condition 12 (Biodiversity Compensation and Enhancement Strategy)

Dear Nikita,

Thank you for consulting Place Services on the above discharge of condition application.

Condition 10 requires:

PRIOR TO COMMENCEMENT: SUBMISSION OF A COPY OF THE EPS LICENCE FOR BATS

The following works to convert the barn into 1no 4-bedroom dwellinghouse shall not in in any circumstances commence unless the local planning authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence."

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.



Condition 11 requires:

ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecology Report (MHE Consulting, June 2020), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

Condition 12 requires:

PRIOR TO SLAB LEVEL: BIODIVERSITY COMPENSATION AND ENHANCEMENT STRATEGY

A Biodiversity Compensation and Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Compensation and Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation and enhancement measures;*
- b) detailed designs to achieve stated objectives;*
- c) locations of proposed compensation and enhancement measures by appropriate maps and plans;*
- d) persons responsible for implementing the compensation and enhancement measures;*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve and enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

Summary

Condition 10

We are satisfied that the submitted information includes the detail required by this condition as shown in the document Licence – Mitigation Natural England Reference 2023-64785-EPS-MIT valid from /06/2023 Expiry date 02/10/2028, signed by Martin Chisnall, Natural England.

Condition 11

Unless the LPA receives information to the contrary it should be assumed that all works are carried out in compliance with the approved document Ecology Report (MHE Consulting, June 2020).

**Condition 12**

We are satisfied that the submitted information includes the detail required by this condition as shown in the document Biodiversity Compensation and Enhancement Measures (June 2023).

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 10, 11 and 12.

Please contact us with any queries.

Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

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Place Services provide ecological advice on behalf of Mid Suffolk District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.