

Consultee Comments for Planning Application P24/00156/O

Application Summary

Application Number: P24/00156/O

Address: Severndale Oldbury Lane Thornbury South Gloucestershire BS35 1RD

Proposal: Erection of 3no. self build residential dwellings with associated works (Outline) with all matters reserved.

Case Officer: Alex Hemming

Consultee Details

Name: Miss Laura Turner

Address: South Gloucestershire Council, Badminton Road, Yate BS37 5AF

Email: Not Available

On Behalf Of: The Ecology Officer Natural & Built Environment Team

Comments

The habitats and structures have the potential to support protected species and further information is required. A Preliminary Ecological Appraisal (PEA) is to be submitted prior to determination.

This is to detail any impacts to protected species supported by appropriate mitigation where impacts cannot be avoided.

The PEA is to include a Preliminary Bat Roost Assessment (PRA) of any impacted buildings or trees. If potential is recorded emergence/re-entry surveys are to be completed in line with the Bat Conservation Trust (BCT) guidelines. If a bat roost is recorded it is expected that a total of three emergence/re-entry surveys are undertaken to characterise the roost and inform mitigation for a Natural England European Protected Species (EPS) license.

Habitat assessments are to be completed on waterbodies within 500m of the site where they are not separated by a significant dispersal barrier.

The PEA is to be supported by a desk study and all surveys are to be completed and submitted for review prior to determination.

The PEA should aim to achieve biodiversity net gain.

Please note, bat surveys are usually valid for 12 months, after this updated bat roost assessment and emergence/re-entry surveys, where appropriate, will be required.