

From: Derek Richardson
Sent: 6 Sep 2023 15:56:52 +0000
To: McGowan, Cormac
Subject: RE: 35 Oakfield Sale - Appeal

Hi Cormac

The bat surveys have been undertaken by suitably qualified consultants and to appropriate standards.

The surveys found that one of the buildings supported a low status bat roost of a relatively common bat species. Mitigation and Compensation measures for disturbance to bats have been proposed in the survey report (*section 4.3.3 of the Biocensus report*), and these measures are acceptable. I would advise that, providing the measures described are implemented in full, harm to bats will be avoided and the reason for refusal relating to protected species could be overcome.

Due to the presence of roosting bats within Building 1, the development will need to be registered under Natural England's Earned Recognition (ER) or Bat Mitigation Class Licence (BMCL) system prior to any demolition works taking place. This process is separate from any grant of planning permission, but Natural England may not agree to register the scheme until planning permission has been granted.

I would advise that a Condition is set on any permission which may be granted to the scheme –

The demolition of Building 1 as identified in the Bat Survey Report of July 2023 shall not in any circumstances commence unless the local planning authority has been provided with a Licence issued by Natural England authorizing the demolition to go ahead.

Yours

Derek Richardson

Derek Richardson
Principal Ecologist

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