

Ecology response F/23/95439 1 ROPE WALK, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HB

Conversion from restaurant to 2no. residential dwellings (1no. two-bedroom and 1no. four-bedroom) with two-storey rear extension, addition of pitched roof to existing single storey rear projection, elevational alterations and internal changes to facilitate conversion (Resubmission of application F/21/91037).

Gary Osmond

18/7/23

I have reviewed the amended Ecological Assessment by Peach Ecology (Issue 2 July 2023). An update assessment was conducted to determine whether any conditions had changed since the original assessment in April 2020. No changes were reported.

The recommendations in the Ecological Assessment report can be conditioned:

Any roof tiles must be removed under ecological supervision. In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and a bat license must be obtained from Natural England before work can re-commence.

Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Only Bitumen 1f style roofing felt shall be used on the new extension below the tiles and in any areas where roofing felt is required. Breathable roofing membrane (BRM) contains fibres in which bats can become entangled and are not safe in this situation.

As recommended in Appendix E of the Ecological Assessment report (Issue 2), two bat access tiles will be incorporated into the roof of the new extension. A house sparrow terrace and a swift nest box shall be incorporated into the building as a biodiversity enhancement.

Appendix E shows the swift nest box and the house sparrow box on the eastern elevation and the bat access tiles on the southern elevation.

No development shall take place until a wildlife sensitive lighting strategy has been submitted to and approved in writing by the local planning authority. Exterior lighting will be avoided unless needed for safety reasons, but if needed must avoid illuminating the roof, bat tiles/boxes or bird boxes, and any trees or vegetation.

Any impacts on the roofs of the building (both internal and external) and any vegetation/tree removal will be undertaken outside the bird nesting season (March through August inclusive) or if this is not possible, only immediately after a nesting bird check by a suitably qualified ecologist. Any active nests must be protected from disturbance by a 5 m buffer until after the chicks have fledged and left the nest.

A CEMP can be conditioned and must include:

Precautions to avoid disturbance to nesting birds and overwintering birds;

silt traps for surface water drainage and wheel washing drainage with daily checks by the site manager to ensure that they are in place and emptied as required.

Lisa Malter

Ecologist