

F/24/98076 169 Underwood Road Demolition of existing dwelling and erection of new dwelling.

Ecology comments 9.10.23

We **do not object** to the development.

The following **BNG conditions** will need to be applied:

1. The 30-year Landscape Management Plan, Landscape Plan 543-1-R1 and other accompanying documents (The Landscape Service, 20.8.2024) shall be implemented in accordance with the approved details.
2. Notice in writing shall be given to the LPA when the: a) habitat creation and enhancement works as set out in the 30-year Landscape Management Plan and accompanying documents (The Landscape Service, 20.8.2024) have commenced, and b) habitat creation and enhancement works as set out in the Landscape Management Plan and accompanying documents have been completed.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with paragraph 2 Schedule 7A of the Town and Country Planning Act 1990 and policy DM11.

Surface water drainage:

Further details regarding the treatment of surface water runoff need to be provided to ensure sufficient attenuation and water quality. This can be achieved by providing pervious surfaces on all hard standing, particularly on the driveway.

The provision of pervious paving could either be conditioned or a condition applied to any permission which requires a surface water drainage strategy to be submitted.

Other ecology advisories:

1. Active bird nests are protected by law. Any vegetation clearance should take place outside of the breeding bird season which is March to September inclusive.
2. Bat roosts are protected by law. Although the existing property appears to have low roosting potential for bats, the contractors must remain vigilant for roosting bats when demolishing the existing building. If any bat is found, work must stop immediately and advice sought from a suitably qualified ecologist or Natural England.

Sarah Boyd, Ecologist