

Ecology response for F/24/98647 1 ROPE WALK, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HB

Proposed Change of Use from Restaurant to 2 No. Residential Dwellings (1 No. 2-bedroom and 1 No. 4-bedroom) with Two-Storey Rear Extension, Removal of Existing Pitched Roof, New Pitched Roof, External Alterations to Openings and Internal Alteration only as necessary to facilitate Change of Use

Gary Osmond

23/12/24

There are records of bats, nesting swifts nearby with records of common lizards in the wider area.

The ecological assessment update report submitted with the application is dated July 2023 and the original assessment was done in April 2020 (Peach Ecology). The report states that the area of impact (for the earlier applications) was limited to removal of a small area of tiles, however it is not clear whether or not this has changed for this application.

An update bat and nesting bird walkover will be required. The results of the walkover can be submitted in letter format, a new report is not required.

If the work to be done for this application is the same as for F/21/91047 then the rest of my response is the same, however this must be confirmed.

If there are no changes then:

The recommendations in the Ecological Assessment by Peach Ecology (July 2023) are sound and should be implemented.

These include:

Any new external lighting associated with the proposals will need to be avoided or avoid splaying onto the new extension, the existing roof or onto the trees to the rear. A lighting plan will need to be secured as a condition of planning if external lighting is proposed.

Roof tiles will need to be removed under ecological supervision as a precautionary approach. If bats are found work will cease until a licence is applied for from Natural England. Two bat access tiles will be incorporated into the roof of the new extension either at the ridge or roof slope, depending on the style of tile.

Only Bitumen 1f style roofing felt can be used on the new extension below the tiles, as bats can get tangled in synthetic roof linings.

A house sparrow terrace shall be incorporated into the building as a biodiversity enhancement.

The bay tree to be removed (T4) does not have any potential bat roost features but should be removed outside of nesting bird season (March through September) or checked by an ecologist immediately before removal if this is not possible.

The Flood Risk Assessment by Aqua Callidus (September 2021) does not specify any changes to surface water drainage. The existing surface water drainage arrangements will be sufficient.

The Construction Management Plan from F/21/91047 was acceptable in its final version and will be acceptable for this application also.

Lisa Malter

Ecologist