

From: [DC Consultation](#)
To: [Margaret Telfer](#)
Subject: FW: Planning Application Consultation 19NP0029 Langleeford House, Wooler, Northumberland, NE71 6RG
Date: 13 May 2019 16:15:36

-----Original Message-----

From: Gill Thompson
Sent: 13 May 2019 15:00
To: DC Consultation
Cc: Colin Godfrey
Subject: RE: Planning Application Consultation 19NP0029 Langleeford House, Wooler, Northumberland, NE71 6RG

Dear Colin,

I have read the bat survey that accompanies this application and note that roosts of two species of bat will be affected by the proposed work. Case law has shown that where a planning application is likely to have implications for European protected species, explicit consideration must be given to the three tests enshrined in Regulation 53 of the Conservation of Habitats and Species Regulations 2017, either in the Committee Report or, in the case of delegated decisions, in the Planning Officer's own notes. Even though Natural England will assess the licence application, as the competent Authority the National Park Authority must evaluate the three tests to determine if such a licence is likely to be suitable before granting planning permission.

The 3 tests are:

- The proposal must be required for imperative reasons of overriding public interest or for public health and safety
- There must be no satisfactory alternative to the proposal
- The proposal will not be detrimental to the maintenance of the favourable conservation status of the species in its natural range.

The first two tests are planning related and if the proposals are in line with the local plan they are usually seen to be met. The third of these tests is examined in terms of the mitigation proposals submitted by the applicant. After looking at the documents provided my advice for this application is as follows:

The mitigation and compensation listed in the report includes erection of bats boxes prior to work commencing, provision/retention of crevices and access, timing restrictions for some work and working methodologies. Natural England standing advice states that the type and function of replacement roosts should perform the same function as those which they replace. In this instance, I think that the 2 bat boxes suggested should be sufficient to ensure suitable boxes are available prior to work commencing and provision will be available when the work is completed. The species recorded, 45 kHz pipistrelles and brown long-eared bats, will use bat boxes. The methodology and timing suggested for the works seems acceptable to prevent physical harm, including avoidance of the hibernation period for certain works such as removal of roofs and stones and pointing.

In summary, it is my opinion that the current mitigation suggested is sufficient. The numbers of bats are estimated as less than 5 of each species, if the mitigation is put in place and work carried out in line with the bat report it is likely to be successful given the other details provided. The location of the provision for bats is shown on drawing P01. The third test is likely to be met as the proposals are unlikely to detrimentally affect the conservation status of the bat species present on site.

In addition active swallow nests were recorded on site so work should avoid nesting period and any nesting birds should be allowed to finish nesting. Swallow provision is also described in the report and shown on drawing P01.

I therefore have no objections if the mitigation and compensation listed in section 2 of the report (together with drawing P01) is made a condition. They should be reminded that they need to apply for a Natural England low impact bat mitigation class licence before work commences.

If you have any queries please get back in touch.

Yours sincerely,
Gill Thompson

-----Original Message-----

From: DC Consultation

Sent: 05 April 2019 13:11

To: Gill Thompson

Subject: Planning Application Consultation 19NP0029 Langleeford House, Wooler, Northumberland, NE71 6RG

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=19NP0029>

DC Consultation, Development Control Consultation

Tel: (x)

Mob:

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Gill Thompson, Ecologist

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Mob: [REDACTED]

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