

From:



Subject:

RE: Planning Application Consultation 21NP0027 Threestoneburn Powburn Alnwick Northumberland NE66 4JN

Date:

14 June 2021 17:38:40

Dear Colin,

I note from the various surveys that have occurred over the years including the updated survey last year, that bats are present on site and at least 4 species have been present in various years. Some of these roosts are within the main house which the roof will be stripped and in the stables which is being converted and the roosts will be affected. When works have an impact on bats that would otherwise be illegal a mitigation licence is required.

When 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. It is proposed that the work will be covered under a Natural England Mitigation Licence. Even though Natural England oversee these licences, 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 timing restrictions to avoid stripping the roof in the hibernation or maternity periods, creation of a bat loft in the dutch barn, wall shelters and bat box provision and the use of non-bitumen felt. The renovated buildings will have roost provision restored after the work. 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 provision suggested should be sufficient as the pipistrelle species present will use bat boxes, shelters and crevices. A loft will be provided for other species potentially present to use and during the works.

In summary, it is my opinion that, the mitigation suggested would be sufficient to obtain a licence. The numbers of bats likely to be impacted on are low, important only at the local level. Although not proved there is potential for a pipistrelle maternity roost to be present which would be of parish importance. If however the mitigation and working methodology (given in section 7.3 of the Ecological Impact Assessment report) the third test will be met as the proposals are unlikely to detrimentally affect the conservation status of the species on site. The mitigation is not shown on any plans or elevations that I can see, this should also be made a condition.

In addition an active barn owl nest is present, this should not be disturbed by the works as it is by the dutch barn but should stay in situ. I note that there are already swallow nesting cups in the dutch barn and if more of these could be provided on site this would help to deliver biodiversity net gain.

If you have any queries please get back in touch,

Yours sincerely,
Gill Thompson

From: DC Consultation [REDACTED] >
Sent: 27 April 2021 07:59
To: Gill Thompson [REDACTED] >
Subject: Planning Application Consultation 21NP0027 Threestoneburn Powburn Alnwick Northumberland NE66 4JN

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=21NP0027>

DC Consultation | [Development Control Consultation](#)
Northumberland National Park Authority
Tel: Mob:

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Gill Thompson (she/her)
[Ecologist](#)

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