

15.07.2020

App No: AL/46/20/PL

Address: Wings Nursery Lidsey Road Woodgate PO20 3SU

Address: Demolition of Wings House & the erection of 81 No. replacement dwellings (80 net new dwellings), access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works. This application is a Departure from the Development Plan.

Bats

As detailed within the Bat Survey Report (July 2020) there is a bat roost within buildings B1 and B2 onsite. Due to this mitigation is required along with a Protected Species License from Natural England. Unfortunately no mitigation has been included within the report. We require that prior to determination a mitigation strategy is submitted detailing the timings of the works, temporary roosting sites, methodology of the works, roost restoration post development and post development monitoring and safeguarding.

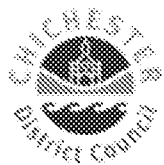
As detailed within the Bat Survey Report (July 2020) a precautionary approach should be undertaken for the felling of T7. Felling or remedial works should avoid the hibernation season (mid November to mid-March inclusive), with trees to be section felled avoiding any visible cavities, sections (but not brash) to be left for a minimum 24hrs on the ground before chipping or removing from site. If a bat is found all works must stop and Natural England consulted.

Nesting birds

A check will be required for birds' nests within the building prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

Kind Regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

