

Biodiversity Enhancement Statement – AL/98/25/PL

Project

This application follows the approval of planning application ref. AL/53/20/PL in September 2020 for the change of use of the dwelling Class E retail use and associated external works and the subsequent planning permission for the installation of plant ref AL/32/25/PL. The proposals relate to the installation of a scissor lift, delivery platform and stairs to allow deliveries to be made to the convenience store.

Site Location

The site is located on the corner of Westergate Street and Hook Lane. There are residential dwellings immediately to the north of the site and the wider area around the site is predominantly residential in character. To the rear (west) of the site the building is adjoined by an existing two storey dwelling.

The site consists of a single storey convenience store located in a predominantly residential area away from ecologically sensitive areas. There is no evidence of any feature or habitat of ecological value on the site. No issues became apparent during the assessment of approved planning application ref. AL/53/20/PL or AL/32/25/PL and the works are being undertaken to bring the approved convenience store into use.

Land Use

It is the intention that the Co-op will trade from this Site as a Co-op Food shop. In order to facilitate this, the Co-op is seeking approval for the installation of improvements to their loading facilities. These comprise a scissor lift, concrete platform and stairs. These will be in a position which was formally occupied by hardstanding and had approval for the installation of a parcel locker adjacent to the store.

The above proposals can be seen on the proposed plans submitted as part of the application pack.

Protected Species and Site Survey

As the site falls within the Singleton/Cocking Tunnel 12km zone any protected species present need to be identified and taken into account. Normally this would require establishing what species are present on site and the necessary measures to ensure that they are not disturbed.

In this instance, we can accept that protected species are not present on site and that no special measures are required as the proposed works will not disrupt any protected wildlife on site.

The proposals relate to the installation of plant and a raised platform which occupies existing hardstanding. No changes are proposed to existing habitats or landscaping. It does not appear from the Council's website that a protected species and site survey was submitted as part of the approved application ref. AL/53/20/PL for the **'change of use of the existing residential unit (C3) to the rear of the proposal property (96.5square metres) into a shop (A1), enlarging so an existing retail/post office area.'** As such, it is not considered to be a site which is sensitive in terms of ecological considerations and the minor works to facilitate the operation of the convenience store approved under AL/53/20/PL are not sufficient to require further investigation in this respect.

Biodiversity Enhancement Statement

All of the proposed development will be located on previously developed land consisting of hard standing with no ecological value. Therefore, the proposals will not be detrimental to any biodiversity value on site or in the local area.

Lidsey Drainage Impact Assessment

The site is connected to the foul sewer. The proposed development will not increase surface water levels on site as no new permanent structures/floorspace are proposed. The plant will be located in the approved plant area and the canopy will be located over the existing cold rooms. The parcel lockers are not a permanent structure and therefore do not increase the footprint of the building. The Proposals will therefore not result in a detrimental increase in surface water or the Lidsey Wastewater Treatment Catchment Area.

Conclusion

Given the nature of the proposed development it will not result a detrimental impact on protected species, the Lindsey Wastewater Treatment Catchment area or result in a loss of local biodiversity or impact any value on site.