

JOINT PLANNING COMMITTEE – 11th March 2020

UPDATE SHEET

Item B1

Woodside Park - WA/2019/0316

Development of a Locally Equipped Area of Play

It is recommended that the wording of condition 8 is amended to read:

8. Condition

The following pre-cautionary methods of working principles shall be adhered to in order to avoid adverse impacts on wildlife –

i) vegetation removal and site clearance should be timed in order to avoid the bird nest season of March to August inclusive and the Dormouse hibernating season of November to March. A site inspection by a qualified ecologist should be carried out prior to vegetation clearing or tree felling. Should any breeding birds or dormice be identified in the area, works should stop and not proceed until suitable clearance is obtained from Natural England.

ii) all trenches left open overnight should include a means or escape such as a ramp for any animals which become trapped in them.

iii) the development shall comply with “Bats and Lighting in the UK – Bats and The Built Environment Series.”

iv) pre-cautionary measures shall be put in place to ensure that no contaminated run off from the site is allowed to enter the lake.

Reason

To prevent adverse impact on biodiversity in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

The following additional condition is also recommended:

Condition

Prior to the first use of the LEAP hereby consented, a detailed Ecological Compensation Plan to provide details of biodiversity enhancements, (including in relation to flora, breeding birds, bats and dormice) shall be submitted to and approved in writing by the Local Planning Authority. The proposed compensatory measures shall be provided prior to the first use of the development hereby consented, and thereafter retained.

Reason

To compensate for loss of habitat in accordance with Policy NE1 of the Local Plan (Part 1) 2018.