

5th December 2019

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**THE
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Dear Chris

PLANNING | DESIGN | ENVIRONMENT

RE: WOOLTON ROAD, LIVERPOOL – SUPPORTING ECOLOGY COMMENTS FOR RESERVED MATTERS APPLICATION

Planning consent was granted, for the site known as Land at Woolton Road Liverpool, in December 2017 (Planning Application Ref: 16O/1191). This application included an outline planning application with access to be considered at outline stage and all other matters reserved for future consideration for up to 160 new dwellings.

A reserved matters application will be submitted for Parcel 3 (access from Allerton Road). A site visit was made on the 4th December 2019 by TEP Ecologist Stephanie Davies and a review of the planning conditions has been made in order to ensure planning conditions are discharged.

Condition 20 states:

“No development shall take place, including any site preparation or ground works, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the local planning authority. The CEMP shall accord with the recommendations of the Ecological Assessment, prepared by TEP (ref. 5171.01.001 Version 2.0) and include:

- i) Measures to protect areas of grassland, scrub, woodland edge and woodland habitat that are to be retained
- ii) If it is necessary to undertake works during the bird breeding season (1st March to 31st August), then any buildings, trees and scrub must be checked by an appropriately experienced ecologist to ensure no breeding birds are present. If present details of how they will be protected shall be submitted to the Local Planning Authority for approval before works commence including loading and unloading of plant and materials;
- iii) Hedgehog and mammal construction Reasonable Avoidance Measures
- iv) Pre-commencement survey for badger

The approved CEMP shall be adhered to throughout the construction period for the development.”

In order to discharge planning condition 20 and comply with the previously approved CEMP (ref. 5171.02.039, Version 2.0) a pre-commencement badger survey was undertaken to ensure no setts have been created on site or within a distance likely to be impacted by development. The badger survey was undertaken on 4th December 2019 by Stephanie Davies, using standard methods as recommended by Harris, Cresswell and Jefferies (1989). All woodland/scrub areas were checked for badger signs including setts, snuffle holes, latrines and runs. Evidence of fox including sightings and footprints and evidence of rabbits including droppings were identified on site. No evidence of badgers were identified within or adjacent to the site. As such, there are no implications and there are no further requirements with regarding badgers and the development.



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In order to discharge planning condition 20 and comply with the previously approved CEMP (ref. 5171.02.039, Version 2.0) an updated ground based assessment of trees for roosting bats was undertaken on 4th December 2019 by Stephanie Davies (licence ref: 2019-42449- CLS-CLS), using standard methods as recommended by BCT guidelines (2016). The detailed design and associated construction works of the reserved matters application will have no direct impact on any trees identified with suitability for roosting bats.

Condition 17 states:

“Prior to the first occupation of the 10th dwelling of each development parcel, as identified in the approved parameters plan, a scheme and appropriate scaled plan identifying suitable locations on the site for the erection of bird nesting boxes and bat boxes for that parcel together with a timetable for implementation shall be submitted to and approved in writing by the local planning authority. The approved scheme of nesting and bat boxes shall be installed in accordance with the approved details and timetable.”

In order to discharge planning condition 17 the previously approved Bird and Bat Box Plan has been updated to reflect the proposed change in housing layout (Drawing D4729.026C). This plan will superseded the previous and is attached.

Yours sincerely,



Steph Davies
Ecologist



Key

Birds

- Barn owl nest box
- 1B Schwegler nest box (32mm entrance)
(2 per location)
- Housemartin nest
- Swift nest box (Vivaria pro cambridge or
No. 17A Schwegler swift nest box)
- Tree Creeper FSC nest box
(2 per location)
- 5KL Schwegler Nuthatch nest box
(2 per location)

Bats

- ▲ 2F Schwegler bat box (2 boxes per location)
- ▲ 2FN Schwegler bat box (2 boxes per location)



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C	Amendments to suit new layout	SW	CH	03.12.19
B	Amendments to suit new layout	SW	CH	27.09.19
A	Amendments as per MEAS	SW	JC	18.02.19
Rev	Description	Drawn	Approved	Date



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Project
Woolton Road, Allerton

Title
Bird and Bat Box Plan

Drawing Number
D4729.026C

Scale 1:1000 @ A1	Date 18/12/2018
Drawn SW	Checked SD
	Approved JC