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Contact: Chloe Weingarten

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Date: 18/09/2024

Dear Sir/Madam

Application: Town and Country Planning Act 1990 (Section 62A Applications)
Application for Planning Permission for Part demolition of existing two storey extension to 38 Briar Road, St Albans and creation of new building plot adjacent. Creation of new 3 bedroom two storey dwelling & new pedestrian crossover.

Address: 38 Briar Road, St Albans, AL4 9TL

Application No: [S62A/2024/0054](#)

ECOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

Overall Recommendation:

- Application can be determined with no ecological constraints (with any conditions/informatives listed below).

Summary of Advice:

- I do not consider this application has any ecological constraints, therefore it can be determined accordingly.

Comments:

The application site is situated in an urban area, with limited semi-natural habitats in the vicinity. The building proposed for development does not possess features which

are typically suitable for roosting bats, and I do not consider there are any other ecological constraints associated with this development. However, there is some nesting bird habitat in the associated garden. All wild birds, their nests, eggs and young are afforded protection and in general terms it would be an offence to kill, injure or displace breeding birds and their young. **To reduce the risk of an offence being committed a precautionary approach is required and, consequently, I recommend the following Informative is added to any consent:**

“In order to protect breeding birds, their nests, eggs and young, removal of trees/vegetation should only be carried out during the period October to February inclusive. If this is not possible then a pre-development (i.e. no greater than 48 hours before clearance begins) search of the area should be made by a suitably experienced ecologist. If active nests are found, then works must be delayed until the birds have left the nest or professional ecological advice taken on how best to proceed”.

I trust these comments are of assistance,

Regards,

Chloe Weingarten
Assistant Ecology Advisor, Hertfordshire LEADS

Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire.