

**PLANNING COMMENT FOR APPLICATION REF: 5/2025/0331**

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This development is suitable for Swift bricks to be integrated into the walls of the new buildings

The ecology report is vague about enhancements for nesting birds, indicating that bird boxes could be installed on new buildings

The 2024 NPPF is specific on provision for Swifts in new developments:

"187. Planning policies and decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs"

Further, the regulation 19 draft of the St Albans Local Plan requires Swift bricks to be installed at a ratio of one per dwelling on new residential developments.

Swift bricks are universal nest bricks as they conform to BS42021, meaning that they provide nest cavities for a number of birds

Please consider securing by way of a condition, the wording of which has previously been used by the LPA:

"No development shall take place until written details are approved by the LPA of the model and location of 7 integrated Swift bricks, to be fully installed prior to occupation and retained thereafter", in accordance with the NPPF