

Agenda Item 04

Supplementary Information Planning Committee on 15 December, 2021

Case No. 21/3248

Location	Lidding Road Garages, Lidding Road, Harrow
Description	Demolition of the existing garages and redevelopment to provide 3 self-contained flats and 5 dwellinghouses; with associated car parking, cycle storage, refuse storage, amenity space and landscaping

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Bat survey

Paragraph 105 states 'As T22 is proposed to be removed and has high bat roosting potential, further surveys are required in the form of dusk emergence and dawn re-entry surveys. In the event that a roost is discovered, a Natural England licence application may be required.'

The applicant has provided a Dawn Re-entry survey carried out in September 2021. This confirms that no bat roosts were found on site. The Preliminary Bat Roost Assessment has confirmed this. The updated conclusions determine that there would be no impacts on bat roosts as a result of the development. In the event that a bat roost is found during development, works will need to cease and it may be necessary to acquire a license from Natural England.

Amended landscaping plan

Paragraphs 88-95 discuss the impact on trees. The applicant has provided an amended landscaping design which alters that path from the site to the nearby Woodcock Park so that two trees are no longer required to be removed from the scheme. Additionally, the applicant has provided clarity on the number of trees lost on the scheme. There would be a total loss of 12 individual trees with the re-provision of 33 trees. As such there would be a net gain of 21 individual trees across the site. In addition to this, 8 groups of trees and 1 hedgerow are to be removed and 3 groups of trees and 1 hedgerow are to be partially removed.

As noted in the main report, the species of new trees are considered to be acceptable by the Council's Tree Officer.

Conditions

It is recommended that the conditions are amended as set out below, and that an additional condition is attached.

Condition 2 – Plan numbers and documents have been updated to reflect the amended details received as described below

Condition 8 (Flood Risk), 11 (Ecology) and 12 (Materials) – Trigger points amended from "Prior to the commencement of works (other than demolition or site clearance)" to "Prior to the commencement of works (other than demolition, site clearance, laying of foundations or any other below ground work)"

Condition 12 – Reference to details of bin stores removed as this has been provided on the proposed floor plans.

Condition 10 – This condition has been amended to require compliance rather than submission following receipt of the Dawn re-entry surveys and the updated Preliminary bat roost assessment. It now reads:

The measures and recommendations set out in the 'RT-MME-154334-01 Rev B – Preliminary Ecological Appraisal (Dated October 2021)' and RT-MME-154334-02 Rev B - Preliminary Bat Roost Assessment (Dated December 2021) shall be implemented in full throughout the development.

Reason: In order to ensure that any potential effects on protected species are adequately mitigated.

Additional condition – The following additional condition is recommended requiring the approval of a CEMP:

Prior to commencement of development a Construction Ecological Management Plan shall be submitted to and approved in writing by the Council. The approved measures shall be implemented in full.

Reason: In order to ensure that any potential effects on protected species are adequately mitigated.

Reason for pre-commencement condition: Construction impacts can arise at any time from the commencement of works, and adequate controls need to be in place from this time.

Recommendation: That permission is granted subject to conditions, as revised in line with the above recommendations and including the additional condition.

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