

Dear Daphney,

APP/15/00078 Demolition of existing bungalows and erection of 27 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping. 127A-127B London Road, Waterloo 15.0335

Thank you for consulting me on this application.

The application is accompanied by an Extended Phase 1 Ecological Assessment & Phase 2 Bat Survey report (ECOSA Limited, January 2015) which provides a generally sound assessment of the site's current ecological value. The site contains two bungalows surrounded by typical residential gardens with managed lawns and planted ornamental species. The potential for the site to support legally-protected species is considered to be limited, although the two bungalows exhibit some features with the potential to support roosting bats – two evening Phase 2 bat surveys were subsequently carried out in October 2014.

The Phase 2 bat surveys were undertaken outside the recognised optimum survey season for identifying bat roosts – this significant limitation is not explicitly acknowledged within the report. The 9th October survey was carried out in 'sub-optimal' weather conditions, so the two buildings have been subject to a single coherent emergence survey outside the optimum survey period. Whilst recognising the clear limitations in the Phase 2 bat survey, I acknowledge that the two dwellings appear to offer low potential for supporting roosting bats and that, on balance, the submitted ecological information is adequate.

Therefore, if you are minded to grant permission then it may be appropriate to add an informative note reminding the applicant of the legal protection afforded bats and that the work should be carried out sensitively to ensure that impacts continue to be avoided. For example:

- *Bats and their roosts are strictly protected under the Conservation of Habitats and Species Regulations 2010. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered or suspected at any point during building works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.*

In addition, the ecological report makes some basic recommendations for ecological mitigation and enhancement and I would suggest that these are secured by condition, as it would appear that the proposed landscaping scheme contains no native plants with ecological value.

If you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**

Specialist Environment Services
Economy, Transport and Environment Department