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<u>Application</u> 25/02473/FP Erection of one self-build dwelling including landscaping. Conversion of existing cow shed into carport/storage space. Retention of existing vehicular access off A600 (as amended by plans received 21 st November 2025) Land Off Bedford Road Ickleford Hertfordshire SG5 3RS	<u>Documents:</u> • Ecological Impact Assessment September 2025 • Existing Carport Plan September 2025 • Proposed Carport Plan September 2025 <u>Consultancy:</u> The Landscape Partnership
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Summary of Advice:	
Application can be determined with Conditions and Informatives listed.	Pre Determination: • No further surveys required. Determination:

Comments and recommended Conditions and Informatives:

Bats: As the conversion of the cow shed onsite to a carport would cause disturbance to any bats roosting in this structure, a Preliminary Roost Assessment (PRA) was undertaken. The methodology appears to follow the relevant guidelines and the assessment found that the building had negligible bat roosting potential.

A Ground Level Tree Assessment was also carried out in which potential bat roosting features were identified on two trees on-site (categorised as PRF-1); However, as these trees will be retained, no further surveys are required. Considering the records of bat species in the area including of rarer species such as Barbastelles, I would support the recommendation made in the report that should any potential impact on

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the trees onsite as a result of the proposed works arise, they will need to be re-assessed for suitability.

Nesting Birds: An unidentified nest was found in the southern wall of the cattle shed. The Wildlife and Countryside Act 1981 makes it an offense to intentionally kill, injure or take any wild bird, or to take, damage or destroy the nest of any wild bird while it is in use or being built. As such, I would support the recommendation outlined in the report that any vegetation removal or demolition of the existing building required should take place outside of the bird breeding season of March to August. I would also suggest that a nesting bird check be carried out prior to the demolition of this building, and if any nesting birds are found then all works within 5m of the nest or that may cause disturbance or damage to the nest should cease.

I trust these comments are of assistance and kind regards.

Simon Richards

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Isabelle Hasell

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