

Hertfordshire LEADS (Ecology)
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09/06/2026

Application

Application Received: by LPA 20 Mar 2026

Reference number: 26/00737/DOC

Address: Land East Of Garden Walk And
North Of Newmarket Road Garden Walk
Royston Hertfordshire

Description: Details reserved by Condition
6 (Bird and Bat Boxes) of planning
permission reference 17/02627/1

granted on 29.05.2018.

File name

Land East Of Garden Walk And North Of
Newmarket Road Garden Walk Royston
Hertfordshire 26-00737-DOC Rsp1 SR

Documents:

Ecological Enhancement Strategy,
Rev C – March 2026 by
James Blake Associates

Summary of Advice:

Condition 6 Can Be Fully Discharged.

Condition 6:

Further details of the provision of Bird and Bat Boxes to be provided on the site, including further provision to that shown on plan referenced 996/5/1 and full specification of integrated bird and bat boxes, shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the details submitted to and approved by the Local Planning Authority through this condition shall be implemented and retained unless otherwise agreed in writing by the Local

Planning Authority.

Reason: To ensure that appropriate ecological protection and mitigation measures are implemented in order to protect ecological value within the site.

Comments:

Following the provision of a map detailing the proposed inclusion of 4 bat and 4 bird boxes in the original application, Hertfordshire Ecology (The Ecology service (LEADS) advised that further bat and bird boxes should be integrated into the buildings and this could be secured by condition.

A plan showing 10 bird boxes and 4 bat boxes was submitted to discharge the subsequent condition (6) and approved by the LPA.

Subsequently The Ecology service LEADS has been re consulted on Condition 6 under the current reference number 26/00737/DOC.

This current application includes an updated ecological report which states:

“JBA (2023) undertook an ecological site review to ensure that the agreed ecological enhancements were fully incorporated into Phase 1 of the development. It was concluded that two out of the ten sparrow boxes were present, and one out of the five bat boxes were present.”

The report includes a proposal to include a further 8 bat boxes and 8 bird boxes and includes a map of their location. It is noted that these are all tree mounted and not integrated, meaning within the fabric on the new buildings, as required by the condition and shown for those proposed in the document to discharge the condition previously. I also note the number of bat boxes has been increased from the original 5 proposed of which only 1 was acted on to 8., giving a total of 9 bat boxes and 10 bird Phase 1. It is also noted

I advise that the requirements listed by **Condition 6 can be discharged** and that the submitted Ecological Enhancement Strategy, Rev C is suitable to be used as the reference document to discharge the onward actions of the Condition

I trust these comments are of assistance and kind regards.

Signature

Hertfordshire LEADS