

**APPLICATION NO:** 16/0514C

**LOCATION:** Land off back Lane Congleton

## **REPORT CORRECTIONS**

### Bats

A bat roost is known to be present in a tree at target note 14 on the submitted Habitat Plan (also known as tree 144 in the Jacobs report associated with the Link Road application). The submitted report states that this tree and the roost associated with it would be lost as a result of the widening and upgrading of Back Lane.

The Back Lane upgrade works are included in the Congleton Link Road application, but also seem to be included in the red line of this application.

The applicant has however have confirmed that it is unlikely that this tree would be removed as part of the current application.

Minor bat roosts are also known to be present at Paddock Hall Farm. These buildings are shown as being retained under the illustrative master plan but the applicant has confirmed that an existing barn is likely to be removed. Based upon the results of the addendum bat survey it appears that the barn proposed for removal under the current proposals does not support a bat roost.

The main report (P113) erroneously refers to a requirement for a bat loft.

The loss of hedgerows around the retained buildings will however result in the localised loss of foraging opportunities for bats and the use of excessive lighting during the construction phase could also have a localised impact upon foraging and commuting bats associated with these roosts. In order to avoid these impacts it is recommended that if planning consent is granted a condition should be attached requiring the submission of a bat mitigation strategy to be submitted as part of any reserved matters application. This strategy should include proposals to avoid any excessive lighting in the vicinity of the retained farm buildings during the bat activity season and the provision of native species landscaping around the retained buildings to compensate for the loss of foraging habitat.

## **RECOMMENDATION**

*No change to recommendation*