Consultation Response from KC, Ecology Unit
2026/92611 7, Halifax Road, Edgerton, HD3 3AN
Discharge of details reserved by conditions 9 (noise assessment), 10 (ventilation scheme) and 13 (BEMP) on previous permission 2026/91407 for change of use and alteration of former Class E(e) clinic to form 7 Class C2 assisted living units with staff facilities, including removal of existing conservatory, fire escapes and doors (Listed Building within a Conservation Area
Date Responded: 24/09/2026 Responding Officer: Z. Hanshaw Responding Ref:

I have reviewed the information submitted with this application for the discharge of condition 13. This is as follows:

A Biodiversity Enhancement Management Plan (BEMP) must be provided to the LPA prior to the commencement of above ground works on-site. The content of the BEMP shall include the following.

- *Purpose and conservation objectives for the proposed enhancement measures*
- *Detailed designs to achieve the stated objectives*
- *Location of the proposed enhancement measures*
- *Persons responsible for implementing the enhanced measures*
- *Details of initial aftercare and long-term maintenance.*

I have reviewed the Biodiversity Enhancement Management Plan (MAB Ecology, August 2026), and I am satisfied with the details contained within. The Biodiversity Enhancement Management Plan identifies that four bat boxes will be installed in suitable locations on the dwelling, and an additional Noctule bat box will be installed on tree T22 within the garden. This will provide reasonable enhancements for bats. Additionally, a sparrow terrace is proposed on the rear elevation, to provide enhancements for House Sparrow. A hedgehog house is also proposed to be located within the grounds. The repot details that the installation of these will be the responsibility of the applicant. I am therefore satisfied with the ecological information provided that condition 13 can be discharged. However, I would highlight that the building is listed, and therefore it may be worth checking if these locations are also suitable from a listed buildings perspective.