

From: Brace, Carl <Carl.Brace@herefordshire.gov.uk>
Sent: 19 May 2021 13:11
To: 'West1' <west1@planninginspectorate.gov.uk>
Cc: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>; Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>
Subject: RE: Appeal 3244253 Wolf Business Park

Dear Jo

attached as requested

Regards

Herefordshire.gov.uk

Carl Brace BSc (Hons), MA, MRTPI
Economy and Place Directorate
Principal Planning Officer
Development Management
Tel | 01432 261947



Council's Homepage www.herefordshire.gov.uk
Planning Homepage <https://www.herefordshire.gov.uk/planning/>
Search Planning Applications <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/search-and-comment-on-planning-applications/>

From: West1 <west1@planninginspectorate.gov.uk>
Sent: 19 May 2021 12:55
To: Brace, Carl <Carl.Brace@herefordshire.gov.uk>
Cc: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>; Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>
Subject: Appeal 3244253 Wolf Business Park
Importance: High

Good Afternoon

The Inspector has noted that the Council has carried out an appropriate assessment (AA) pursuant to Habitat Regulations. The Inspector has not come across the AA in trawling through the papers for this case. It is noted that this is not a matter in dispute, but as the decision maker the Inspector will be required to carry out his own AA. Please would you

therefore provide a copy of the Council's AA as soon as possible as it is anticipated that this will be of assistance to the Inspector.

Kind regards

Jo Carter
West 1

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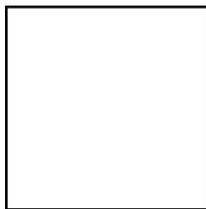


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DPC:76616c646f72



MEMORANDUM

To : Internal Consultee

From : Mr C Brace, Planning Services, Plough Lane – H26

Tel : 01432 261947 My Ref : 190114

Date : 6 February 2019

SITE: Wolf Business Park, Ross-on-Wye, Herefordshire

APPLICATION TYPE: Outline

DESCRIPTION: A hybrid planning application comprising: An application for full planning permission for the demolition of the existing Wolf Business Park buildings and the erection of a new Lidl foodstore (Use Class A1) with associated car park and landscaping and a new access to the retained and new employment land with associated works, and An application for outline planning permission for the erection of new employment premises (Use Class B1/B2/B8) on the retained employment land (total floorspace c. 2,779 sq. m) and associated works.

APPLICATION NO: 190114

GRID REFERENCE: OS 360804, 224056

APPLICANT: C/O Agent

PARISH: Ross-on-Wye Town

The application form, plans and supporting documents are available in Wisdom.

Please let me have your comments by 27/02/2019. If I have received no response by this date I shall assume that you have no objections. Should you require further information please contact the Case Officer.

Any comments should be added below and actioned in Civica to Mr C Brace.

Comments: (Continue on a separate sheet if necessary)

Object ☐

Support ☐

No Objection ☐

Approve with Conditions ☐ (Please list below any conditions you wish to impose on this permission.)

Further information required ☒

Consultation response from: C.Winder - Ecology

The site falls within the River Wye SSSI/SAC catchment and within the **River Wye SAC Impact Risk Zone “any discharges of water or liquid including to mains sewer”** This application is subject to a formal Habitat Regulations Assessment (HRA) process by this local planning authority (LPA) as the competent body in consultation with Natural England. The required HRA Screening Assessment concluded that without mitigation, surface and foul water would be a ‘Likely Significant Effect’ (LSE).

The HRA Appropriate Assessment identifies that surface water is to be managed via mains sewer and underground attenuation reservoir. Foul water will be managed via mains sewer. Subject to this "mitigation" being secured through a relevant condition a conclusion of 'NO Likely Significant Effect' has been returned by this LPA.

Habitat Regulations (River Wye SAC) – Foul & Surface Water

All foul water shall discharge through connection to mains sewer; and all surface water shall discharge to mains sewer and attenuation reservoir; unless otherwise agreed in writing by the Local Planning Authority.

In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), and Herefordshire Core Strategy (2015) policies LD2, SD3 and SD4

Nature Conservation – Ecology Protection and Mitigation

The ecological protection, mitigation, compensation and working methods scheme including the Biodiversity Enhancements, as recommended in the report by EcoSulis dated March 2018 shall be implemented and hereafter maintained in full as stated unless otherwise approved in writing by the local planning authority.

To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), Herefordshire Core Strategy (2015) policies LD2.

Ecological Working Method Statement

Prior to commencement of any site clearance, preparation or development, a fully detailed and specified Ecological Working Method Statement (EWMS) including details of appointed Ecological Clerk of Works, shall be provided to the local planning authority. The EWMS should consider all relevant species, but in particular bats that may be using the buildings prior to demolition. The approved EWMS shall be implemented in full unless otherwise agreed in writing by the local planning authority.

To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), Herefordshire Core Strategy (2015) policies LD1-3.

Construction Environmental Management Plan

Before any work; including site clearance or demolition begin or equipment and materials are moved on to site, a Construction Environmental Management Plan (CEMP) including a full Ecological Working Method Statement and a specified 'responsible person', shall be supplied to the local planning authority for written approval. The approved CEMP shall be implemented and remain in place until all work is complete on site and all equipment and spare materials have finally been removed; unless otherwise agreed in writing by the local planning authority.

To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), Herefordshire Core Strategy (2015) policies LD1-3.

Nature Conservation – Ecology Protection - Lighting

The lighting scheme as detailed in drawing by Signify, dated 19/12/2018 should be implemented as stated, unless otherwise agreed by the LPA.

To ensure that all species and Dark Skies are protected having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), Herefordshire Core Strategy (2015) policies SS6, LD1-3 and, Dark Skies initiative (DEFRA-NPPF 2013/18)

Nature Conservation – Biodiversity Enhancements/Biodiversity Net Gain

Within 3 months of completion of the approved works evidence of the suitably placed installation within the site boundary of at least FOUR bird nesting boxes for a site appropriate range of bird species FOUR bat roosting features (habitat boxes, tubes, tiles, bat bricks); should be supplied to the local authority; and shall be maintained hereafter as approved unless otherwise agreed in writing by the local planning authority.

To ensure Biodiversity Net Gain and species and habitats enhancement having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), Herefordshire Core Strategy (2015) policies LD1-3.

Tree protection & native tree planting

Regarding protection of existing trees on the eastern site boundary and proposed planting schemes, please refer to comments from the Landscape and Tree Officers.

DATE RETURNED:22/02/2019.....

DATE RETURNED: