Biodiversity & Wildlife Trigger

Householder Checklist

Application Site:

73 Park Avenue North
London
N8 7RS

Date:

December 2023

Produced by:

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Introduction

The following assessment has been carried out on the above property to identify if the proposal may potentially have an adverse impact on designated sites, priority or other notable habitats or legally protected or notable species.

A separate Biodiversity Statement or Environment Impact Assessment (EIA) will accompany this assessement if answers to any of the questions have confirmed a potential risk demonstrating the following:

- Information about the site, species, habitats or features that could be affected (such as location, size, abundance, importance)
- Likely impacts of the development on habitats, sites or species identified in this Checklist
- How alternative designs and locations have been considered
- How adverse impacts will be avoided
- How any unavoidable impacts will be mitigated or reduced
- How impacts that cannot be avoided or mitigated will be compensated
- Any proposals for enhancements of biodiversity

The “3 Tests” have been assessed against Schedule 2 of Conservation of Habitats and Species Regulations 2010 (as amended) and Annex 2 Habitats Directive. The proposal is not considered to affect the integrity of the site:

- The application site is not protected under International Importance
- The application site is not protected under National Importance
- The application site is not protected under Local Importance

Biodiversity Net Gains (BNGs)

The Proposal is for alterations to an existing property and do not fall within the requirements of Biodiversity Net Gains (BNGs).

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

SCHEDULE 1: The proposal does not fall within the requirements of Schedule 1 Paragraphs 1-24.

SCHEDULE 2: The proposal does not fall within the requirements of Schedule 2 Sections 1-13.

SCHEDULE 3: The proposal does not fall within the requirements of Schedule 3 Paragraphs 1-3.

SCHEDULE 4: The proposal does not fall within the requirements of Schedule 4 Paragraphs 1-10.

The proposal does is not classified as EIA Development and does not require an Environmental Impact Assessment.

Further Assessments

A further Habitats Regulation Assessment (HRA) or Preliminary Ecological Appraisal (PEA) should not be required for the determination of this application.

SECTION 1 – Sites and Habitats

PROPOSAL DETAILS	YES – NOT AFFECTED	YES – AFFECTED	NO	FURTHER DETAILS REQUIRED?
1.1 Is the application site on or within **50m** of:				
• SSSI			NO	NO
• SAC			NO	NO
• SPA			NO	NO
• RAMSAR			NO	NO
1.2 Are any of the following present on or within **50m** of the application site? ***NB:*** *If Yes, there may be a* ***SINC (Site of Importance for Nature Conservation), Priority Habitat (*** natural or semi-natural habitats that have been identified as being at risk) *or other important feature within or adjacent to the application*				
a) Broad Leaved Woodland			NO	NO
b) Veteran (particularly old / large) trees			NO	NO
c) Water courses (rivers or streams)			NO	NO
d) Lakes or ponds			NO	NO
e) Wetlands or marshes			NO	NO
f) Flower-rich meadow / grassland			NO	NO
g) Water meadow			NO	NO
h) Heathland			NO	NO
i) Mature Hedgerow			NO	NO

Section 1 Summary

RISK LEVEL **LOW**

The Proposals have been assessed as having a LOW risk of impacting designated sites, priority or other notable habitats or legally protected or notable species.

FURTHER INFORMATION REQUIRED? **NO**

A separate Biodiverity Statement is not required.

CONCLUSION

The above checklists confirm that the property is of low risk to protected or notable species or habitats. The proposed works are considered to be of minimal impact and therefore further specialised reports and surveys should not be required as part of the planning application process.

SECTION 2 – Biodiversity Species Checklist

PROPOSAL DETAILS Please answer ALL questions **Yes** or **No** by marking the appropriate box against each question	**YES**	**NO**	If you have ticked **'YES'** to any of these, you will need to consider potential impacts to the following:	**Survey attached?**
2.1 Will the proposed works affect **existing buildings** with **ANY** of the following features?				NO
a) *buildings with hanging tiles (see note 5), timber cladding / weatherboarding where the building is within 200m of woodland or water*		**NO**	▪ Bats and bat roosts	
b) *pre-1960 buildings or structures within 200m of woodland and/or water*		**NO**		
c) *pre-1914 buildings or structures within 400m of woodland and/or water*		**NO**		
d) *pre-1914 buildings with gable ends, traditional clay tile roofs or slate roofs, hanging tiles or weatherboarding regardless of location*		**NO**		
e) *structures where there is known current or historic bat use*		**NO**		

2.2 Will the proposal affect trees with ANY of the following features?				NO
a) *old and veteran trees*		**NO**	▪ Bats and bat roosts ▪ Nesting birds	
b) *trees with obvious holes, cracks, cavities or heavy vegetation*		**NO**		
c) *trees with a circumference greater than 1m at chest height*		**NO**		
2.3 Are there streams, rivers or lakes on or within **25m** of the application site that would be affected (including their banks and adjacent habitat) by the development?		**NO**	▪ Bat foraging habitat ▪ Otters ▪ Water vole ▪ White-clawed crayfish	NO
2.4 Will the proposals affect any of the following features?				NO
a) *deciduous (i.e. not mainly conifer) woodland?*		**NO**	▪ Bat foraging habitat ▪ Dormice ▪ Breeding birds ▪ Badger	
b) *field hedgerows over 1m tall and over 0.5m thick?*		**NO**		
c) *areas of scrub well-connected to woodland or hedgerows?*		**NO**		

2.5	Is the proposal within **<u>200m</u>** of a pond, where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m^2 (c.15m x 15m)?		**NO**	▪ Amphibians (particularly with respect to great crested newts)	NO
2.6	Will the proposal affect mature/overgrown gardens over 0.25ha, or any rough grassland, derelict/brownfield land, railway land or allotments?		**NO**	▪ Reptiles ▪ Breeding birds	NO
2.7	Will the proposal affect flower-rich meadows or grassland on or directly adjacent to the site?		**NO**	▪ Breeding birds	NO

Section 2 Summary

RISK LEVEL **LOW**

The Proposals have been assessed as having a LOW risk of impacting designated sites, priority or other notable habitats or legally protected or notable species

FURTHER INFORMATION REQUIRED? **NO**

A separate Biodiverity Statement is not required.

CONCLUSION

The above checklists confirm that the property is of low risk to protected or notable species or habitats. The proposed works are considered to be of minimal impact and therefore further specialised reports and surveys should not be required as part of the planning application process.

SECTION 3 – Wildlife Triggers

PART A - TRIGGERS FOR A WILDLIFE REPORT	YES	NO
1a. The application site (red line) is greater than 0.1 hectares*		NO
1b. The proposal:		NO
i. Involves demolition of a building.		NO
ii. Involves works to a roof, roof space, weather boarding or hanging tiles e.g. loft conversion, roof raising, extensions.	YES – Low Impact	
iii. Involves works to a quarry or built structures such as bridges, viaducts, aqueducts, tunnels, mines, kilns, ice houses, military fortifications, air raid shelters, cellars and similar underground ducts and structures.		NO
iv. Involves the development of wind turbine(s), including domestic turbines.		NO
v. Will illuminate / cause light spill onto a building, mature tree (see ix), woodland, field hedge, pasture, watercourse, water body, tree line or a known bat roost.		NO
vi. Impacts on a watercourse, intertidal area or standing open water (e.g. ponds, reedbeds) excluding ornamental garden fish ponds.		NO
vii. Removes, or moves, part / all of a hedge or line of trees (excluding non-native or urban hedges unless > 10m being removed).		NO
viii. Is within or may impact on (including impacts on hydrology), a woodland or a substantial area of scrub connected to a woodland or hedge.		NO
ix. Involves surgery to or felling of a mature tree with obvious holes, cracks or cavities, dense ivy, deadwood, bird / bat box (i.e features which may be a bat roost).		NO
x. Involves removal of tussocky (rough) grassland, wet grassland, flower rich grassland or heathland (heather/gorse present).		NO
xi. ** Householders do not need to answer this question. May impact directly or indirectly (via a watercourse or air pollution pathway) on a designated wildlife site (Special Areas of Conservation, Special Protection Area, Sites of Special Scientific Interest, County Wildlife Site, Local Nature Reserve, Special Verge).		N/A
xii. Involves lighting or removal of a tree line, woodland, hedges or pasture within a Greater Horseshoe Bat consultation zone (please ask the LPA during pre-ap discussions).		NO
PART B – TRIGGER FOR A GEOLOGICAL REPORT	**YES**	**NO**
** Application impacts on a geological Site of Special Scientific Interest or County Geological Site (RIGS)		NO
PART C – INVASIVE SPECIES	**YES**	**NO**
Site supports an invasive species such as Japanese Knotweed or other Schedule 9 non-native invasive *species*		NO

Section 3 Summary

RISK LEVEL **LOW**

The Proposals have been assessed as having a LOW risk of impacting wildlife

FURTHER INFORMATION REQUIRED? **NO**

A separate Biodiverity Statement is not required.

CONCLUSION

The above checklist confirms that the property is of low risk to wildife within the area and the proposed works are considered to be of minimal impact. Further specialised reports and surveys should not be required as part of the planning application process.

Section 4 - Mitigation Measures

Should any suspected protected or notable species be encountered during the works in the absence of an Ecologist, all works will cease immediately and advice will be sought from a suitably qualified professional.

Measures to avoid, mitigate, compensate, enhance or manage wildlife features have been reasonably taken which include:

- Maintaining the current environmental conditions such as temperature, availability of natural light, prevailing winds and existing ground conditions
- Providing underpasses in boundary fencing to enable movement of small animals between habitat sites
- Removal of any non-native species to the benefit of native species
- Installation of bird and bat nesting boxes within the curtilage
- Creation of suitable landscaping within urban gardens to encourage species such as butterflies, bees and small birds
- Use of Soakaways for rainwater drainage

Measures to avoid and manage potential impacts on wildlife features will be undertaken. These include but are not limited to:

- Prior to the commencement of any works, the existing property and its neighbouring properties will be inspected for the presence of protected species
- Should evidence suggest that there is a likelihood of notable or Priority species within the vicinity, a competent person with suitable qualifications, licenses and experience will be engaged to determine if there are any likely impacts
- No works will take place until appropriate measures have been completed as recommended by the competent person