JM Ecology

FAO: CAL
Date: 18.11.2026
Verified by: Joe McLaughlin BSc (Hons) MCIEEM

ECOLOGY COMMENT: PUBLIC HOUSE PAPER MILL INN LONDON ROAD (REF 26/02043/FUL)

i. Following a **desk based** review of the proposals (proposed plan attached to the end of this document) and following virtual meeting with Corporate Architecture Limited. JM Ecology have provided this planning comment in support of the scheme.

ii. Whilst located within proximity to the River Nene, the development is set within exclusively developed land; sealed surface, is extremely small scale, almost exclusively limited to the footprint of an existing structures proposed for demolition (a conservatory) and has a domestic property between the application Site and the River Nene limiting risk of impact by the proposal.

iii. Whilst several buildings are to be re-roofed these relate exclusively to flat roof structures with no void and extremely unlikely to have scope for roosting bats.

Figure 1: Flat roof Sections proposed for re-roof





iv. No green infrastructure is to be lost or impacted to facilitate proposals which further reduces risk to receptors.

v. In consideration of these factors. It is considered extremely unlikely any ecological receptors will be adversely impacted and therefore the need for ecological report in support of the planning application is considered negligible provided:

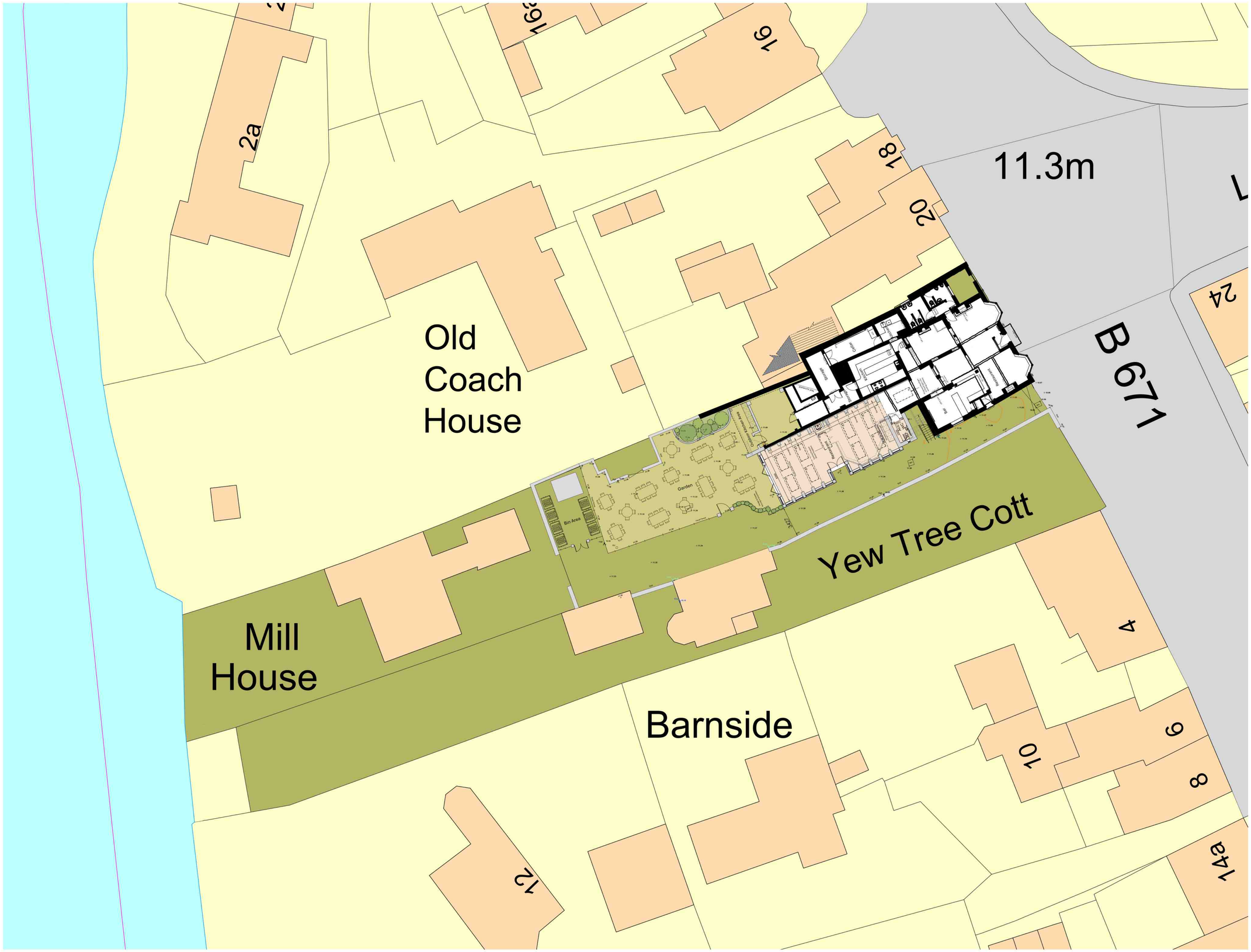
- Pollution prevention practices are implemented during construction;
- Proposals don't change to include any impact to slate pitched roof sections of the building;
- Demolition doesn't extent to include stone components of the structure (i.e. beyond the conservatory);
- Development proposals don't change to include impact closer to the River Nene; and,
- No green infrastructure is removed (as is currently proposed).

vi. It is however acknowledged a Site visit has not yet been complete and the local authority may insist this is required at their discretion to progress the scheme.

vii. I trust this letter is satisfactory to requirements. If any further information needed do not hesitate to contact me directly.

Joe McLaughlin[1] BSc (Hons) MCIEEM
Director/ Principal Ecologist

[1] Joe McLaughlin BSc (hons) MCIEEM. Joe has over 13 years' experience in habitat and protected species scoping assessments, has **BSBI FISC Level 4 certification**[1] for botanical assessment and is appropriately qualified for the surveys based on the CIEEM competencies for carrying out such surveys (CIEEM, 2017). Joe is registered to use a level 2 personal bat licence (2016-26529-CLS-CLS) and great crested newt licence (2015-16947-CLS-CLS), acts as the named ecologist on numerous mitigation licences and is one of a small number of consultants nationwide registered under the Bat Mitigation Class Licence scheme (RC210) and Bat Earned Recognition Scheme (BER0551);



Site Plan 1:200

North Point:

N

Notes:

Revision Log:

Rev:	Description:	By:	Date:
P01	Version 1.	JTB	22/10/26

Project:
Alteration & extension to
The rear of The Paper Mills,
14 London Road,
Wansford,
PE8 6JB

Client:
The Paper Mills (Janette)

Scale:
0 2.5m 5m 7.5m 10m 1:200

Drawn by:	CA Job No:	Date:	Paper Size:
JTB	6259	Oct 2026	A1

Drawing Title:
Proposed Site Plan

Drawing Status: S3 - Suitable For Review & Comment

This drawing is currently Shared (Non-Contractual) and is intended to gather feedback on project information prior to formal sign-off. Corporate Architecture Limited takes no liability for this drawing, as it is in the development stage.

NOT FOR CONSTRUCTION

Client Drawing No:	Rev:
6259-CAL-EX-ZZ-DR-A-0009	P01

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