

GMEU recommendation

Protected Species

Prior to clearance the only potential protected species issue would have been bats, that could theoretically been associated with the garage. There are r no known great crested newts or badger issues within the zone of influence of this development proposal. No further information is required.

Nesting Birds

A standard bird nesting condition would have been required. As the site is now cleared, all that is required is an informative along the following lines, because of the potential to disturb nests in ther retained boundary trees and hedges.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. Prior to clearance the site was a combination of vegetated garden, hardstanding and building. This will be replaced with the same habitats but with an increase in the percentage of negligible value habitats. Potential wildlife issues include bats and nesting birds. If new hedge and tree planting are native and bat and bird bricks provided within the new build, I am satisfied that mitigation can be achieved on the site. *The details can be conditioned*