

Summary

Potential ecological issues are bats and mitigation for loss of a small area of amenity grass.

Bats

I previously accepted at pre-application that the development was negligible risk for bats, though having viewed the elevational drawings, I would amend this to very low risk. I therefore recommend an informative along the following lines is applied to any permission.

Whilst the development is very low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development is likely to result in the loss of 0.01ha of what appears to be amenity grassland but could potentially be astro turf. There are likely to be no wildlife issues. I am satisfied given the extent of the wider site that mitigation for any vegetation losses can be achieved, through for instance additional tree planting or provision of bird boxes. *Biodiversity mitigation and enhancement details can be conditioned.*