

GMEU response

Summary

There are unlikely to be any new ecological issues associated with this revised development.

1. Bats

Previous surveys have failed to find evidence of bats roosting in this building. Whilst these surveys are no longer valid, given the building works are already underway, with the roof removed and replaced already, I am satisfied that no further surveys are required. I recommend however, an informative along the following lines is applied to any permission.

Whilst the building to being converted 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).

2. Nesting Birds

Given building works have commenced, as well as site clearance, I am satisfied that the development is very low risk for nesting birds. I recommend an informative along the following lines is applied to any permission.

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 & 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. We previously accepted the biodiversity enhancement measures proposed to discharge condition 7 of the previous application. *These can be conditioned as part of any permission.*

Ecologist

Planning

Planning and Transportation

Place