

69509 – Abbotts Hall, Woodhey Road, Holcombe Brook

Thank you for consulting the GMEU

At pre-application I recommended a bat and bird assessment owing to the high risk location of this building with regards bats, whilst acknowledging it appeared to be of a low risk type of building. No bat report appears to have been provided.

Photographs of the building have however been provided as part of the evidence. This has confirmed to me that a bat assessment is required as whilst the building is modern, the base walls are of solid construction and internally and externally cladding and boards attached that could provide potential crevices for bat such as common pipistrelle. European protected species are a material consideration for some types of prior approval including Class Q development conversion of agricultural to residential. Where protected species are at risk of harm from the development, ecological surveys may be reasonably requested and pre-commencement conditions to secure necessary protection measures may be attached to a notice of prior approval. (This was supported through case law see APP/L3245/W/15/3004467 Bridgenorth, Shropshire.)

I therefore recommend that prior to determination a bat and bird assessment is provided and if necessary additional dawn and dusk surveys carried out.

Ecologist
GM Ecology Unit