

Summary

Enhancements for wildlife are recommended.

Wildlife Issues

As noted at pre-application any disturbance to bats or nesting birds would have occurred at the time of the conversion and refurbishment of the building around 5 years ago. There is no way of knowing what if any bat or bird interest was present. *No further information is required.*

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The development is restricted to the existing building. There are no vegetated habitats associated with the development. Wildlife Issues are restricted to theoretical loss of bird nesting and bat roosting opportunities. I recommend as mitigation/enhancement for potential loss of bird and bat opportunities, one house sparrow terrace and one bat box. The bat box should be south facing and the bird box east or west facing. *The details can be provided via condition.*

I accept that the development is exempt from mandatory biodiversity net gain under the de minimis rule and because it likely occurred prior to the date where degradation of habitats can be taken into account.