

Summary

Ecological issues were primarily resolved at outline stage and are almost identical to the sister application 71840.

Bats

Updated bat emergence surveys are required prior to demolition . They are not however required as part of reserved matters. No further information or measures are required at this time.

Nesting Birds

A birds nest was previously suspected within the building and the site is overgrown. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I previously recommend the standard bird nesting condition, which does not appear to have been applied to the outline permission. I therefore recommend a condition along the following lines is applied to any permission.

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.

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).

I accepted at outline that biodiversity mitigation and enhancement measures could be provided via condition. The development is not subject to biodiversity net gain as the outline application was submitted prior to BNG becoming mandatory. Condition 11 of the outline permission required landscape details to be provided as part of reserved matters.

A landscape plan has been provided. This includes a native hedge around the perimeter of the property and one native trees, though this is field maple which is not locally native. Overall, I accept that the soft landscaping proposals are adequate.

Bat and bird boxes should also be provided, this was not conditioned at outline. I therefore recommend a condition along the following line is applied to any permission.

Prior to demolition bird and bat mitigation and enhancement proposals will be provided to and agreed in writing by the LPA.

David Dutton

Ecologist

Planning and Transportation

Planning and Transportation

Place