

From: David Dutton

Sent: 16 May 2023 19:53

To: Booth, Claire

Subject: Planning application 69078 Land between Glencott and 1-3 Oak Cottages, Bolton Rd

Hi Claire

Thank you for consulting the GMEU.

Summary

The only potential ecological issue is mitigation for a small area of low ecological value habitat

Protected Species

No trees or structures will be lost and there are no ponds nearby. This coupled with the scale of the site less than 0.1ha; location adjacent to a busy main road on a disturbed part of an improved grassland means that it is very unlikely that there are any protected species issues associated with this proposed development site. No further information or measures are required.

Other Wildlife

The site is very low risk for nesting birds and other wildlife such as hedgehog and amphibians. Two mature trees flank either side of the development but both are shown as retained and whilst some crown lifting may occur, I am satisfied the risks to nesting birds is still very low. No further information or measures are required.

Contributing to and Enhancing the Natural Environment

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 will result in the loss of a small area of low ecological value habitat. (Less than 0.05 ha). Technically some form of mitigation should be provided, the level if measured in biodiversity units would be at around 0.1 BU. One native tree, large enough when planted to exceed 30cm dbh after 30 years would have the potential to achieve net gain. Enhancement for nesting birds can be achieved through provision of bird box on one of the adjacent mature trees. *I recommend a suitable condition along the lines noted above is applied to any permission.*

David Dutton

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