

Planning application 70105 3 Sunningdale Avenue

Summary

The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds and biodiversity enhancement measures can be resolved via condition and or informative.

Bats

A valid bat report has been provided. No evidence of bats was found and the building assessed as having negligible bat roosting potential, owing to the building being in good condition and therefore lacking potential bat roosting features. I have no reason to disagree with the conclusions of the report. As individual bats can on occasion turn up in unexpected locations, I recommend an informative along the following lines.

Whilst the building to be demolished has been assessed as negligible 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).

Nesting Birds

The building is very low risk for nesting birds owing to being well maintained. It appears that there will be a loss of ornamental trees and shrubs to facilitate the development. 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 detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

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. The development will result in a small reduction in the area of garden a low ecological value habitat and some low potential bird nesting habitat. No mitigation appears to be proposed. I recommend that at least one bird box is provided and replacement planting provided. *The details can be conditioned.*