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The application is accompanied by a Bat Preliminary Roost Assessment (PRA) Report (GMEU, 05/02/2026). Although the survey was undertaken by two members of GMEU staff, I had no involvement in the assessment and have therefore reviewed it with no prior knowledge. Based on the submitted information, I have the following comments:

The PRA found the existing garages to have 'very low' suitability for roosting bats and no further surveys are required to facilitate the demolition. I have no reason to doubt the findings of the assessment.

The following is recommended:

- Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species (e.g. bats).
- The report states that the garages had potential to support nesting birds and it is recommend that any demolition works should not be undertaken in the main bird breeding season (March to August, inclusive). If this is not possible then we would recommend that the garages be inspected by a suitably qualified ecologist prior to any works commencing.

The proposal would be exempt from a Biodiversity Net Gain (BNG) assessment as it is for demolition only.

In summary, GMEU are satisfied that the application can be forwarded to determination.