

GMEU response

Summary

A review of the previous supplied bat assessment is recommended prior to determination.

Bats

As part of the previous application 66836, a bat assessment was provided that assessed the building as having very low bat roosting potential. No bat assessment has been provided for the current proposal and the previous report is now over 18 months old and therefore due a review in-line with best practice provided by CIEEM on the validity of ecological reports.

I there recommend that prior to determination either a new bat assessment or a review of previous assessment by Verity Webster is provided.

LPA Confirm the building has been demolished therefore a bat assessment is not required

Badgers

Evidence of badgers on the wider site has been reported as part of another application. It is extremely unlikely that any are present on this plot given its location and consisting primarily of one building. I therefore recommend an informative along the following lines is applied to any permission.

The applicant is reminded that under the Protection of Badgers Act 1992 it is an offence to intentionally or recklessly interfere with a badger sett. If a badger sett is found on or near the developments site work should cease immediately and a suitably experienced ecologist employed to advise on how best to proceed.

Nesting Birds

The previous report found no bird nest. I trecommend an informative along the following lines is applied to any permission.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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. There is limited ecological value present on this plot. Provision of a bat box, bird box or native tree in the garden would be adequate to mitigate/enhance the site. ***The details can be conditioned.***