

GMEU response

Summary

Potential ecological issues are restricted to bats and nesting birds

Bats

We would likely have requested further information relating to bats if this had not been a retrospective application. Whether we would have required a bat assessment is unclear as the photograph provided indicates a low risk structure, which we may have ruled out through additional photographic evidence.

Other Protected Species

We have no records of any protected species from this locality and given the scale of the development and location, would not have requested any additional information accepting that the development was very unlikely to impact on species such as great crested newts or badger.

Nesting Birds

The building may have been suitable for birds such as swallow and house sparrow and would have recommended either a condition or informative regarding timing of demolition. No further information is however now 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 main risk would have been loss of bird nesting habitat. I therefore recommend as mitigation/enhancement provision of 1 house sparrow terrace on the west or east elevation of the building. *The details can be conditioned.*