

68424 – 23 Ringley Road, Whitefield

Thank you for consulting the GMEU

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

As part of a previous planning application a further emergence surveys was recommended. This has now been provided. No evidence of bats roosting was identified, with only common pipistrelle recorded as commuting through the site. I have no reason to doubt the findings or conclusion of the emergence survey report, which was carried out at an optimal time of year. Precautionary measure have been recommended by the consultant, that should be carried out during the demolition. I recommend that these are conditioned along the following lines.

The demolition shall be carried out in accordance with the details contained in the Bat Survey Report – Presence Absence Survey, Verity Webster dated May 2022 Section 8.0.2 as already submitted with the planning application and agreed in principle with the LPA prior to determination.

Nesting Birds

As previously noted, the development appears to require the removal of trees and shrubs around the property, potential bird nesting habitat. I note however, from streetview that much of the vegetation has already been cleared, so it is possible an informative will suffice. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines be 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

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 reduce the percentage of the plot that is garden, with an increase in the footprint of the building and more hardstanding for vehicles. There will therefore be a loss of wildlife value at the site level.

I recommend some form of replacement planting is provided, using native species in keeping with the current streetscape along Ringley Rd, which includes a number of significant trees. I also recommend the inclusion of bat bricks in the new build and a bird box on a retained tree. ***The details can be conditioned.***

Ecologist

GM Ecology Unit