

Summary

Ecological issues were primarily resolved at outline stage. An updated bat assessment found no new evidence of bats.

Bats

Condition 8 of the outline permission, required an assessment of adjacent properties, if the design of the proposed dwelling impacted on the gables of adjacent properties. The new building if approved will be located close to the existing property to the SW. The gable end and proximity has therefore been assessed for potential negative effects on bats. The conclusion was that the risk was negligible, even were bats present in this building. I have no reason to doubt the findings of the report. No further information is required. Condition 8 of the outline permission is met.

Nesting Birds

Condition 9 of the outline permission, deals with nesting birds. No further measures are required at this time.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Condition 10 of the outline permission, deals with ecological mitigation. Details are not required until prior to development. Whilst some indicative layouts have been provided with soft landscaping no detail has been provided. No further information is however required at this time.

The development is exempt from biodiversity net gain as the outline permission predates this requirement.

Ecologist

Planning and Transportation