

Bats

No evidence of bats was recorded and the building assessed as having negligible bat roosting potential. I have no reason to doubt the findings of the report. Precautionary working measures have however been recommended. *I therefore recommend sections 5.1 to 5.4 of the Preliminary Ecological survey by Echo Calls are conditioned as part of any permission.*

Nesting Birds

No evidence of nesting birds was recorded. As a precaution I recommend 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 & Biodiversity Net Gain (BNG)

Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The development will result in no loss of vegetated habitats, with no known wildlife issues.

I am satisfied that the development is exempt from biodiversity net gain under the de minimis rule.

As enhancement I recommend two house sparrow terraces on the western elevation. *The details can be provided via condition.*

Ecologist

Planning and Transportation