

Summary

There are unlikely to be any ecological issues associated with this development.

Protected Species

The site is a garden that has been cleared of vegetation in the last 5 years, in a suburban location, with no direct links to open countryside. It is highly unlikely that there will be any protected species associated with this site. No further information or measures are required.

Nesting Birds

The site has been cleared of vegetation, just one tree shown on the plan labelled as rhododendron. I am satisfied that the development is very low risk for nesting birds. Given the theoretical risk of a nest in the one shrub on the site I recommend an informative along the following lines.

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. The site appears to be currently of only very low ecological value but did based on aerials have a number of trees and shrubs up until 2017 with associated bird nesting habitat. As enhancement I recommend provision of at least one native tree or shrub and a bird box on the new build. ***The details can be conditioned.***