

Summary

The site had been cleared prior to the ecological assessment, which is the same as provided as for the current permission. The only ecological issue is mitigation for loss of a small area of trees and scrub.

Protected Species

The ecological consultants reasonably discounted all likely species, the shed all regarded as having negligible bat roosting potential. I have no reason to doubt this assessment. No further information or measures are required.

Nesting Birds

Whilst the site had been cleared prior to the ecological assessment, the site has been slightly increased to include land that appears to still have some vegetation along the frontage. I therefore recommend a condition along the following lines is 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.

Invasive Species

The site had been cleared prior to the survey and the survey occurred early in the year before such species would be readily visible. The site is also located in a moderate risk location. I therefore recommend an informative along the following lines is applied to any permission.

It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as Japanese knotweed and Himalayan balsam are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

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 have been previously covered by trees and scrub, streetview indicating they were primarily ornamental species. At the time of the survey just minor remnants of vegetation was present. The development proposal includes planting to front and rear and a number of bird boxes. If the planting is native eg a beech hedge. I am satisfied given the nature of the site that this has the potential to mitigate. ***The planting details can be conditioned.***