

Thank you for consulting the GMEU

Summary

It is very unlikely that there will be any significant ecological issues associated with this development.

Protected Species

We are not aware of any protected species issues within the zone of influence of this development. Whilst bats are likely present in the locality no roosting habitat will be lost and there is sufficient space between the proposed development and adjacent buildings that adverse effects on potential bat roosting features in these buildings are negligible. No further information or measures are required.

Nesting Birds

A tree was present on the site for the previous application and still present on streetview as recently as 2022. I was however and still am of the opinion that the risks of nesting birds on the site are very low and that at most, if the tree is still present 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 development will result in the loss of garden, to building and hardstanding with no soft landscaping shown on the proposed site layout. A very minor negative impact to the Natural Environment. There are unlikely to be any species issues. Without some form of mitigation the development is theoretically contrary to NPPF guidance. I would recommend one landscape tree and a bird or bat box on the new build. *The details of biodiversity mitigation and enhancement can be conditioned.*