

68667 – Land between 18 & 24 Bradley Fold Road, Ainsworth

Thank you for consulting the GMEU

Summary

I recommend a bat assessment of the adjacent gable end. No other ecological issues are likely.

Bats

A bat assessment was provided for the previous approved application 59997 in 2016. This assessed the garages (now gone) as having negligible bat roosting potential but noted that the hanging tiles on the adjacent gable end had low bat roosting potential and that mitigation may be required. This report is no longer valid and the new proposal has a similar potential to impact on the gable.

I therefore recommend that prior to determination a bat assessment is provided for the gable end that will be impacted upon by the development.

Nesting Birds

There is a low risk of species such as a house sparrow nesting under the eaves of the adjacent property, which could potentially be disturbed during construction due to the close proximity of the new build. I therefore 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

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. There appears to be no loss of vegetated habitat as a result of the development, with a low risk of negative impact to bats and nesting birds. I recommend inclusion of a bat and or bird box as mitigation/enhancement. *The details can be conditioned.*

Ecologist

GM Ecology Unit