

65846 – Singleton Court – GMEU recommendation

Summary

Bat emergence surveys have been recommended. These should be provided prior to determination. the only other likely issue is nesting birds which can be dealt with via condition and or informative.

Bats

The building has been assessed by an experienced bat consultant known to the GMEU. He has assessed the building as moderate risk owing to the presence of potential access points for bats and proximity to foraging habitat. Whilst its location on a busy well lighted main road would tend to reduce the risk, I accept the findings of the report, which were also hampered by the covid outbreak and an inability to access the buildings. Current guidance states it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision. ***I therefore recommend that prior to determination bat emergence surveys are provided***

Given that such surveys cannot now occur until end of April beginning of May, it may be advisable for the applicant to withdraw until such time as the bat surveys can be provided.

Nesting Birds

Species such as house sparrow and starling are known to nest in the eaves of domestic dwelling. The issue can be dealt with via condition and or informative. At present a pre-cautionary approach ie application of a condition is recommended given on the inability to access the buildings roof space where evidence can often be seen. However further bat surveys may demonstrate the building is unsuitable and an informative adequate.

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Planning

Planning and Transport

Growth