

67799

Summary

There are no significant ecological issues associated with this development. Potential issues relating to bats, nesting birds and mitigation for loss of trees can be dealt with via condition.

Bats

The gable end of 88 Watling St was assessed for bat roosting potential. It was assessed as having negligible potential being well sealed. I have no reason to doubt the findings of the report. No further information or measures are required.

Nesting Birds

There appear to be trees and scrub present that will be lost as a result of the development, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines be 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.

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 appear to be some young trees or shrubs present on the site. There is minimal scope for replacement planting on the site but given the scale of the site, I would be satisfied with the provision of bird and bat opportunities on the new build. (bricks/tiles or boxes) ***The details can be conditioned.***

Ecologist

Planning

Planning and Transportation

Place