

Thank you for consulting the GMEU

Summary

There are unlikely to be any ecological issues associated with this development.

Bats

The previous prior approval included the need for a bat license as bats were present in the buildings that have now been demolished. I am unclear if any mitigation was provided/required as a result of the application, as I have not had sight of the license. *Any bat boxes that have or are to be provided will need to be incorporated in to development proposals.*

Other Wildlife

The site has been cleared under the previous approval. It is very unlikely that there are any nesting bird, or other wildlife issues associated with this site. No further information or measures are required.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). The site is currently hardstanding and artificial unsealed surfacing. This will be replaced with buildings and soft landscaping. The only wildlife issue is ensuring any previously agreed bat mitigation is incorporated in to the layout.

The applicant has declared the site to be exempt from general biodiversity gain condition under the de minimis rule. I accept that this is correct. No further information or measures are required.

Soft landscaping and biodiversity enhancement measures can be conditioned.

GMEU

Planning and Transportation Place