

Thank you for consulting GMEU regarding the below application.

No ecological information has been provided with the application. However, the building, which comprises a flat roof, is located within an urban area heavily disturbed by light and sound. Considering this, as well as the nature of the proposed change of use, no further survey effort is deemed necessary as protected species surveys should only be requested when there is a reasonable likelihood of the species being present and impacted by a development.

Nevertheless, protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

Additionally, planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application, and could include integration of bat or bird boxes into the building.

The application is described as being exempt from Statutory BNG under the de minimis exemption. We have no reason to doubt this assessment.

Do let me know if you have any questions.