
Fw: Planning application 142989/VO/2025 consultation - Land Between Residential Roads, Yew Tree Road, Heswall Avenue And Dennison Avenue Accessed Between 306 And 308 Yew Tree Road

From Planning [REDACTED]
Date Mon 16.6.25 9:37 AM
To Sue Wills [REDACTED]

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From: [REDACTED]
Sent: 16 June 2025 09:35
To: Planning [REDACTED]
Subject: RE: Planning application 142989/VO/2025 consultation - Land Between Residential Roads, Yew Tree Road, Heswall Avenue And Dennison Avenue Accessed Between 306 And 308 Yew Tree Road

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Hi there,

Thank you for consulting GMEU regarding the above application, which is accompanied by a Preliminary Ecological Appraisal and Day Time Building Inspection (Ascerta, 2025).

This found two of the buildings to be impacted on site to have low bat roosting potential. At least one nocturnal bat survey between May and August (inclusive) will therefore be required, however no evidence that this has been undertaken appears to be available on the portal.

As you may be aware, all species of bat and their roosts are protected under UK and European legislation and are a material consideration when determining planning applications. If the development is likely to disturb a potential bat roost then a bat survey should be carried out before the application is determined. Furthermore, as per Paragraph 98 and 99 of the ODPM Circular 06/2005, the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. As such, 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. Ecological surveys should therefore only be left to coverage under planning conditions in exceptional circumstances.

GMEU are not aware of any exceptional ecological circumstances which would apply in this instance. As such, if the surveys have yet to be undertaken, we would recommend that the application be deferred until the lacking information on protected species is provided.

With regard to the submitted Biodiversity Net Gain Assessment, I would note that while a gain of over 10% habitat units will be achieved on site, the trading rules will currently not be satisfied. However, the trading rules are a statutory requirement, and we will therefore require some evidence that these can be satisfied either on or off-site in order to be confident that the Biodiversity Gain Condition could be discharged if permission were to be granted.

Many thanks,

[REDACTED]
Assistant Ecologist

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