

From: [David Dutton](#)
To: [Development Management](#)
Subject: Planning application 25/00214/DOC Rear of 19 - 47 Kenyon Lane
Date: 16 April 2025 11:14:49
Attachments: [image001.png](#)

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Hi Claire

Thank you for consulting the GMEU.

I note that the site has already been cleared (based on google earth).

I have restricted my response to conditions 8 (part), 11, 13, 14 & 15.

Condition 8 (v) – Construction Management Plan – measures to protect the Natural Environment

There appears to be no direct reference to the Natural Environment in the CMP provided. The main issues to signpost are invasive species and nesting birds, though given the site has now been cleared it is a bit late to add in to the report. I still however recommend amendments to reference the likely risks associated with this site prior to discharge.

Condition 11 Landscape & 14 Biodiversity Enhancement Measure

Whilst a planting layout has been provided and the location of proposed bird and bat boxes, there is no planting schedule and the trees where the bird and bat boxes are proposed will not be large enough (I assume) for the boxes to be attached.

I therefore recommend that prior to discharge full planting schedules are provided and the bird and bat boxes relocated to the new build on suitable elevations (ie bat box more southerly, with bird boxes on eastern elevations).

Condition 13 Nesting Birds

The site has been cleared of bird nesting habitat. It is not clear if this occurred prior to the 1st March 2025, but it would appear likely given the google earth image is dated 6th March 2025. I therefore have no reason to object to the discharge of condition 13.

Condition 15 Invasive Species

An updated survey has been provided, that confirmed that japanese knotweed was still absent and that monbretia and rhododendron still present. (The japanese knotweed was previously recorded off-site). Whilst the site has now been cleared and therefore it is not possible to determine whether or not the method statement was adhered to, given both species can be dealt with via excavation, I see no reason not to accept that the prior to part of condition 15 can be discharged.

David Dutton

Ecologist

Planning and Transportation

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