

Ecological Screening Assessment

**LAND TO THE SOUTH WEST SIDE OF STRATHMORE ROAD HORFIELD BRISTOL
BS7 9QQ**

OUTLINE PLANNING 1 PERSON 2 BED DWELLING HOUSE

REFERENCE S62A/2025/0131

4TH NOVEMBER 2025

It is our understanding that the Ecological Screening Assessment is not required for this outline planning application as there is a reasonable risk of a protected species or habitat **not** being present on the development site.

Referencing the Ecological Screening Assessment it states;

“Certain types and locations of development sites will be more likely to support protected species, eg buildings that contain features that are suitable for bats, large gardens in suburban/rural areas which can provide habitats for breeding birds, badgers and reptiles, or sites located close to areas of ecological interest (eg, a locally designated wildlife site or statutory designated sites of national or international importance)”

The site was originally a Victorian double garage for the purpose of housing a vehicle or used as a working yard. The garage had been in decline for many years, with the roof collapsing into itself a few years ago. This prompted the previous owner to take down the roofing tiles and some of the wooden frame work to avoid further damage and or any injury resulting from collapsing materials.

The remaining wooden framework was taken down as it was deemed to be dangerous by the new owner, Mr Martin Thomas. All that remains now is a hard standing with a small brick frontage and large wooden gates. There are no other buildings, or parts of buildings left (Diagram 1, 2 & 2a) The side walls that remain are from No. 13 dwelling house and the dilapidated garage adjacent the application site (diagram 3 outlined in blue). As you can see from the photograph the adjacent victorian garage that remains also has extensive damage to its roof.

We have taken time to seek advise from Natural England and Association of Local Environmental Records Centre's websites to see if there are protected sites within the development site or nearby, to the best of our ability, no sites have been established within the area. Neither can any "Statutory protected areas" be found in the area. The "Magic Map" that is available also confirms there is no habitats of any significance within the local area.

There is an exceptionally low probability of any wildlife habitat being present at or near to the site, as such we do not believe we would need to put an application in for a mitigation licence.



Diagram 1; Roof removed outlined in red



Diagram 2 & 2a:
Interior and Exterior
view of hardstanding



Diagram 3 adjacent garage roof condition