Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Rachel Whyte
Date:	27/07/2023
Application number:	PL/2023/04933
Proposal:	The demolition and replacement of a garage outbuilding
Site address:	Old Manor Cottage, Church Street, Little Bedwyn, Marlborough, SN8 3JQ
Case officer:	Meredith Baker

Recommendations:

	No comment
	Support
	No objection
x	Condition (no objection subject to conditions)
	Objection - further information required
	Objection in principle
	HRA completed

Further Information Required:

	Issue	Policy/Legislative Compliance	Date Information Requested & Further Information Required	Satisfactorily Addressed (Document & Date)

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer.
Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

Thank you for consulting Ecology, I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The application is supported by a Preliminary Roost Assessment Report by MPEcology (June 2023). The surveys confirmed serotine bat droppings in the building however no bats were recorded roosting in the building during subsequent bat emergence and static detector surveys. The report concludes that the building is no longer used as a bat roost and that the droppings could have been from when the door was left open previously, however the report also notes an access into the building through an open window on the south-eastern gable end. Serotine bats are reliant on buildings year-round and the absence of bats or fresh evidence during the periods of time surveys were carried out does not confirm absence of this species throughout the rest of the year. No information has been provided to indicate that conditions have changed in the building and the building is therefore assumed to remain suitable for roosting bats, including serotine.

A European Protected Species (EPS) bat Mitigation Licence will need to be obtained for the lawful construction of this development. In terms of ecology sufficient information has been provided to ensure that favourable conservation status of serotine can be maintained should the application be approved.

Biodiversity No Net Loss/Enhancement

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and encourages developments to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 174 d). At the current time therefore, the Council expects all applications to demonstrate no net loss of biodiversity and where appropriate to deliver a net gain. The proposals will result in the loss of bird nesting habitat, to compensate for this bird nest boxes and/or new native tree/shrub planting should be included in the proposals.

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:

    - Preliminary Roost Assessment (PRA) of Garage – Old Manor Cottage, Little Bedwyn.
    - Rev. 1. June 2023. MPEcology.
    - Proposed Elevation. Left & Right Outbuilding 2. Drawing no: 168. Rev. A. 12th January 2023. ra.
    - Proposed Elevation. Rear with Context – Outbuilding 2. Drawing no: 259. Rev. A. 12th January 2023. ra.
    - Design & Access Statement. June 2023. Ra.

    REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of nesting opportunities for birds and native planting shall be submitted to the local authority for approval. These details should be clearly shown on a site plan. The approved details shall be implemented before occupation of the final works.

    REASON: To provide mitigation/enhancement for biodiversity.

3. No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

    REASON: In the interests of conserving biodiversity.

INFORMATIVES:

Bats

The outbuilding is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission.

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Final sign off – all matters addressed:

Ecologist **Rachel Whyte, Ecologist**	Date **27/07/2023**