Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	21/08/2023
Application number:	PL/2023/05068
Proposal:	Re-construction of roof to dwelling to provide accommodation and extension to garage with roof configuration over for home office use (Resubmission of PL/2022/06687)
Site address:	Kite View, Church Lane, Middle Woodford, Salisbury SP4 6NP
Case officer:	Lucy Minting

Recommendations:

	No comment
	Support
	No objection
	Condition (no objection subject to conditions)
x	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)
1.	Protected Species	WCA 1981, Hab. Regs.	Revised technical drawings to include bat access slates and roofing membrane detail	

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 the following ecological reports:

- Preliminary Roost Assessment dated Oct 2022 by Daniel Ahern Ecology;
- Bat Activity Survey Report dated June 2023 by Daniel Ahern Ecology;
- Alterations to Garage 03922 dated July 2022 by Damen Associates Ltd and;
- Revised Proposed Extension 03922 Rev A dated July 2022 by Damen Associates Ltd

Protected Species

We welcome the bat reports submitted in support of the application and note that the surveys were conducted in line with the BCT survey Guidelines. The surveys identified the presence of a small soprano pipistrelle roost within the main dwelling and that no evidence of bats were found within the garage. The proposals will impact upon the bat roosts present and the existing roosts will be lost. Recommendations were included in the ecology report which comprised bat access tiles to be included on the new roof. This mitigation has also been included on revised drawings.

A European Protected Species (EPS) bat Mitigation Licence will need to be obtained for the lawful construction of this development. In carrying out its statutory function the LPA needs to be reasonably sure that the proposed development will not result in adverse impact to protected habitats and species and that the necessary licence is likely to be forthcoming from Natural England. This information is required prior to determination of the application.

The revised drawings show the bat access tiles to be included on the north-eastern and south-eastern aspects of the new roof only, whereas the ecological recommendations were for a number of access tiles to be included on a variety of roof aspects to replicate the current use of the building. The proposal for access tiles included on one aspect only is therefore insufficient.

In Addition, due to the proposed access for bats between the roof tiles and roofing membrane, the specification of membrane to be used must also be provided. Breathable membranes must not be used as can pose entanglement threats to bats.

<u>Further information required:</u>

- Details of the bat access tile locations, to include a variety of roof aspects. Technical drawings must be updated to reflect this.

- Specification of the roofing membrane to be used. Breathable membranes must not be used in combination with bat roosts.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 21/08/2023