Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Rachel Whyte
Date:	02/10/2023
Application number:	PL/2023/06992
Proposal:	Variation of condition 2 (approved plans) on PL/2022/02392 for Demolition of modern porch and conservatory, to be replaced with a new porch in the same position, and a single storey extension at first floor level (west), with a recessed glazed link. Omission of lower extension to north and some landscaping associated with enlarging parking space.
Site address:	Uplands Cottage, 279B Green Lane, Turleigh, Bradford on Avon, BA15 2HH
Case officer:	Selina Parker-Miles

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.

This application is for a variation of condition 2 (approved plans) on PL/2022/02392. The LPA ecology team recommended 'no objection subject to conditions' to PL/2022/02392 on 24th November 2022 and carried out an Appropriate Assessment which was concluded favourably and approved by Natural England.

Habitat Regulations Assessment (HRA)

The application site is located within a consultation zone for bats associated with the Bath & Bradford on Avon Bats Special Area of Conservation (SAC) and therefore has potential to result

in significant adverse impact on the special features of that site. Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

The proposed alterations to the approved plans are not significant in terms of ecology, notably bats. The alterations include additional glazing and a net gain of one rooflight, glazing has been reduced on some aspects. Overall, it is expected that there would be no significant increase in artificial lighting levels from internal sources from the plans approved on PL/2022/02392 and lighting impacts above what has already been approved would be de-minimis. There appears to be no significant increase in external lighting proposed. It is therefore concluded that artificial lighting levels are not significantly different from the plans approved on PL/2022/02392 and the AA carried out for that application remains valid.

Ecology Recommendations

To ensure the site remains in a favourable condition for wildlife the lighting plans and the recommendations outlined in the Bat Survey Report by Aether Ecology Ltd will be conditioned. Recommendations include the following:

- Sensitive working methods
- Use of 1F bitumen underfelt
- Installation of 1-2 bat boxes (Schwegler 2FN or similar) towards the end of the garden
- Native planting

CONDITIONS:

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

    - Bat Survey Report: Uplands Cottage, Thurleigh. Ref: P22-014-A, Date: 28 September 2022, Version 1.1 by Aether Ecology Ltd
    - First Floor Plan As Proposed. Drawing no: 2013/022/C, Dec 2021 by Chedburn Architects
    - Ground Floor Plan As Proposed. Drawing no: 2013/021/C, Dec 2021 by Chedburn Architects

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

2. No external light fixture or fitting will be installed within the application site other than that shown on plans *Ground Floor Plan As Proposed (2013/022/C)* and *First Floor Plan As Proposed 2013/021/C* approved under this application, unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

    REASON: To avoid illumination of habitat used by bats.

INFORMATIVES:

Bats

There is a low risk that bats may occur at the development site. Many species of **bat** depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often

seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

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**	Date **02/10/2023**