Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Rachel Whyte
Date:	07/12/2023
Application number:	PL/2023/08917
Proposal:	Remove areas of tile and reinstate thatch to the roof. Replace areas of thatch in poor condition. New area of brickwork and insert new eyebrow window and remove service pipes from north east elevation.
Site address:	Lower Farm Cottages, Manningford Abbots, SN9 6HY
Case officer:	Lucy Rutter-Dowd

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.	Bats	WCA 1981, Hab. Regs.	**07/12/2023** – Update Bat Survey Report	**NO**
2.		WCA 1981, Hab. Regs.	**07/12/2023** – Proposed mitigation and enhancement to be shown on enforceable plans	**NO**

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.

Ecological survey of the site was carried out by Daniel Ahern Ecology. **A European Protected Species (EPS) bat Mitigation Licence will need to be obtained for the lawful construction of this development.**

Further information required:

1. The Bat Survey Report must be updated to include the following:
    - Clarity on which bats were found roosting in the building. The summary and discussion state that the building contained roosts for brown long-eared, common pipistrelle and soprano pipistrelle. Table 7 however indicates that a serotine bat was also recorded emerging from the building, this species isn't mentioned elsewhere.
    - Clarity on where the brown long-eared bats are roosting and the suitability of proposed mitigation for this species. Brown long-eared bats were recorded emerging on all three survey visits with a max count of 7 individuals, this could indicate a more important roost than specified, especially if bats have access to the roof void.
      Note: The proposed mitigation appears to be acceptable for the crevice dwelling bat species found.

2. Proposed mitigation and enhancement to be shown on enforceable plans (e.g., site plan/elevations drawing).

Habitat Regulations Assessment

This development falls within the catchment of the River Avon Special Area of Conservation and is within the 6.4 km buffer zone of the Salisbury Plain Special Protection Area. However, as the proposals are for minor works to an existing dwelling and will not result in any increase in occupancy, there is no mechanism for adverse effect on either designated site. Further assessment under Conservation of Habitats and Species Regulations 2017 (as amended) is not required.

Conditions to be recommended once the above issues have been addressed.

Final sign off – all matters addressed:

Ecologist	Date