Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Max Hemmings
Date:	04/01/2023
Application number:	PL/2023/08957
Proposal:	Erection of ancillary domestic outbuilding and reopening of window in Barn B1.
Site address:	Manor Farm, The Street, Grittleton, Chippenham, SN14 6AN
Case officer:	Victoria Davis

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 <u>all</u> 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.

CONDITIONS:

1. **Compliance with submitted documents**

The development will be carried out in <u>strict</u> accordance with the following documents:

- Drawing: B1 Existing and Proposed Elevations, MFG.P.26, Date: October 2023 by Paul Halford Architecture
- Proposed Barbastelle mating roost compensation design (Part 1), Issue: 3, Date: 23/01/2023 by Johns Associates
- Proposed Lesser horseshoe transitional roost compensation design, Issue: 3, Date: 19/01/2023 by Johns Associates
- Drawing: B1 Existing and Proposed Elevations, MFG.BB.05.A, Date: July 2023 by Paul Halford Architecture

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

2. **New bat roosts**

Bat roosts and bat access points will be incorporated into the development in accordance with:

- Drawing: B1 Existing and Proposed Elevations, MFG.P.26, Date: October 2023 by Paul Halford Architecture
- Proposed Barbastelle mating roost compensation design (Part 1), Issue: 3, Date: 23/01/2023 by Johns Associates
- Proposed Lesser horseshoe transitional roost compensation design, Issue: 3, Date: 19/01/2023 by Johns Associates
- Drawing: B1 Existing and Proposed Elevations, MFG.BB.05.A, Date: July 2023 by Paul Halford Architecture

The installation of these bat roosts and access features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.

REASON:
To mitigate for impacts to bats arising from the development.

3. **Lighting**

No external light fixture or fitting will be installed within the application site 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

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Artificial Lighting
The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely

result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Final sign off – all matters addressed:

Ecologist **Max Hemmings**	Date **04/01/2023**