Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	11/01/2024
Application number:	PL/2023/09213
Proposal:	Carry out alterations and erection of ground floor extensions
Site address:	7 Fisherton Island, Salisbury, SP2 7TG
Case officer:	Hayley Clark

Recommendations:

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

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 following submitted documentation was reviewed to inform this response:

- Plans, Elevations and Sections as Proposed 22079-6 C. October 2023. Brimble Lee;
- Construction Method Statement. November 2023. David Leach Ecology Ltd;
- Bat Surveys V3. November 2023. David Leach Ecology Ltd.

The bat surveys undertaken have identified a maternity roost of soprano pipistrelle bats and a day roost for common pipistrelle bats within the property at 7 Fisherton Island. The proposed works will impact upon the bat roosts present. Bats and their roosts are afforded stringent protection under the Conservation of Habitats and Species Regulations 2019 (as amended) and as such are a material consideration within the planning consultation process. The existing roosts will be impacted by the proposals however, mitigation is proposed to be included within the new building, the details of which are included on technical drawings.

A European Protected Species (EPS) bat Mitigation Licence will need to be obtained for the lawful construction of this development.

No evidence of other protected species were identified on site. A number of reasonable avoidance measures to protect wildlife during construction have been included within the ecology report which are welcomed.

River Avon SAC 20m Buffer

The site lies immediately adjacent to the River Avon SAC 20m buffer zone. There is potential for the works to impact upon this protected site. However, a number of measures to minimise these

impacts have been included within the Construction Method Statement submitted in support of the application. Assuming works are carried out in accordance with this document, the impacts upon the River Avon SAC would be de-minimus.

River Avon SAC Hampshire Catchment
The site falls within the Hampshire River Avon SAC catchment. A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development that any temporary construction impacts and operational impacts would be de-minimus. **The HRA has concluded that the application is not likely to have significant impacts on the SAC and Appropriate Assessment is not required.**

New Forest Recreational 13.8km Zone of Influence
The development lies within the zone of influence for the New Forest protected sites which includes the New Forest SPA, New Forest SAC and New Forest Ramsar site. A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development that any temporary construction impacts and operational impacts would be de-minimus. **The HRA has concluded that the application is not likely to have significant impacts on the SAC and Appropriate Assessment is not required.**

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
    - Plans, Elevations and Sections as Proposed 22079-6 C. October 2023. Brimble Lee;
    - Construction Method Statement. November 2023. David Leach Ecology Ltd;
    - Bat Surveys V3. November 2023. David Leach Ecology Ltd

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

2. 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 roof space of 7 Fisherton Island 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. Future conversion of the roof space to living accommodation or replacing the roof could also

breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

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	Date
Jenna Buss	11/01/2024