Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Rachel Whyte
Date:	12/01/2024
Application number:	PL/2023/08788
Proposal:	Installation of retaining wall to sloping rear ground. Installation of french drain to property. Replacement of existing oil storage tank in new position.
Site address:	Rock Arch Cottage, Stourton, Warminster, Wilts, BA12 6QB
Case officer:	Jonathan Maidman

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.	Trees	CP50	**12/01/2024** - A plan showing root protection zones of trees in relation to the development. The proposals must demonstrate that there will be no loss of integrity of trees.	**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 <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.

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 LC Ecological Services at a suitable time of year and following industry guidelines. The site is located immediately adjacent to Bonham Hanging County Wildlife Site and ancient woodland. Additional County Wildlife Sites, priority woodland habitats and areas of standing water occur in the locality. The proposals are minor, however given the proximity of the adjacent woodland (c. 5 m) and distance that roots can extend from trees, the proposed construction of a retaining wall could impact on nearby trees. **The proposals must demonstrate that there will be no loss of integrity of trees from the works.**

Works must be carried out under a Construction Environment Management Plan as recommended in the Ecological Impact Assessment. The production of this document must be secured via condition if planning permission is granted.

Replacement planting is proposed for the crib wall, as stated via email (dated 6th December 2023). The ecology report recommends the installation of one nesting feature for birds and one roosting feature for bats. The provision of a plan showing proposed landscaping and the types and locations of features for birds and bats can be secured via condition. I am satisfied that the proposals would be in accordance with Core Policy 50.

Draft CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
    - Ecological Impact Assessment. July 2023. LC Ecological Services.

    REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.
2. Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

    a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
    b) Measures set out in Section 7 of the Ecological Impact Assessment (July 2023) for protected sites/habitats and protected species.
    c) An invasive species management plan.
    d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
    e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

    Development shall be carried out in strict accordance with the approved CEMP.

    REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

3. Prior to the commencement of any works, including vegetation removal, details of proposed landscaping and the number, type and locations of bat roosts and nesting opportunities for birds shall be submitted to the local authority for approval. These details should be clearly shown on a site plan/technical elevations drawing. The approved details shall be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development.

    REASON: To provide enhancement for biodiversity.

INFORMATIVES:

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.

Protected Species General

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended) 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.

Final sign off – all matters addressed:

Ecologist	Date