Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Rachel Whyte
Date:	15/02/2024
Application number:	PL/2023/10412
Proposal:	Repairs to the canopy on the front elevation, Basement ceiling/ground floor repairs and treatment to the timber supporting structure and walls. Fitting of extract ventilation to the basement and smoke detection. Fitting of extract ventilation and a new 140mm square upvc extract grille on the rear ground floor bathroom wall. Minor external repointing in lime mortar to the rear wall and garage. Sovereign timber treatment to the timber flooring on the first floor.
Site address:	Perrys Cottage, Green Street, Avebury, Marlborough, SN8 1RE
Case officer:	Pippa Card

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.	**15/02/2024** – Bat Mitigation Strategy	**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.

A Phase 1 and 2 Bat Report has been submitted in support of this application however this contains insufficient information to determine potential impacts on bats. The report states the following: "*Once further investigations of the building are undertaken and more detail of the required repairs, in particular the full scope of the roof work is decided, a more detailed impact assessment and requirement for licencing can be made.*"

Furthermore,

Further Information Required:

1. Bat Mitigation Strategy

    - This must be based on the actual scope of works and include details of the expected impacts to bats and any measures proposed to mitigate for these impacts.
    - The Phase 1 and 2 bat survey report states that only two surveys were carried out despite the building having high potential for bats (subsequently a confirmed roost). Internal inspections of the basement and roof void were not carried out. Internal inspections should therefore be carried out as a minimum to inform the Bat Mitigation Strategy. The Bat Mitigation Strategy should include details of any further survey and full justification on why the level of survey is sufficient.
    - Any proposed mitigation/enhancement for bats must be shown on technical drawings.

Final sign off – all matters addressed:

Ecologist	Date