Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	12/03/2024 16/04/2024
Application number:	PL/2023/09667
Proposal:	Proposed Detached Garage.
Site address:	Riverside Cottage, High Street, Wyle, Warminster. BA12 0QU.
Case officer:	Hayley Clark

Recommendations:

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

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	River Avon SAC	CP50 NPPF Habs Regs	Construction Management Plan	**Yes 15/04/2024** **CEMP**

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.

An Appropriate Assessment for impacts on the River Avon SAC has been completed with a favourable conclusion. This AA has been sent to NE for their consideration. The application must not be determined until NE have endorsed the AA.

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:

- Proposed Block Plan. October 2023. Planning by Design
- Proposed Southwest and Northwest Elevations. October 2023. Planning by Design
- Proposed Northeast and Southeast Elevations. October 2023. Planning By Design.
- Construction Environment Management Plan

Habitat Regulations Assessment - River Avon SAC: Hampshire catchment.

The works proposed will occur within 20m of the river. The application therefore has potential to result in significant adverse impact either alone or in combination with other projects on the statutorily designated River Avon SAC. As required by the Habitats Regulations an Appropriate Assessment has been completed by the LPA with a favourable conclusion. The AA has been sent to Natural England 16/04/2024 and the application must not be determined until they have agreed with the LPAs conclusion.

We welcome the submission of the Construction Environment Management Plan (CEMP)
Which includes measures to avoid and prevent direct damage, sedimentation, pollution, disturbance and/or changes to the hydrological regime of the adjacent River Avon. As the proposal is for an extension of an existing domestic dwelling, there will be no mechanism for effect in terms of nutrient burden.

Conditions:

1. The development will be carried out in strict accordance with the submitted CEMP as outlined and embedded within the following documents:

- Proposed Block Plan. October 2023. Planning by Design
- Proposed Southwest and Northwest Elevations. October 2023. Planning by Design
- Proposed Northeast and Southeast Elevations. October 2023. Planning By Design.
- Construction Environment Management Plan

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.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date **16/04/2024**