

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	15/12/2025
Application number:	PL/2025/08871
Proposal:	The Old Library, Donhead St Mary, Shaftesbury, SP7 9DQ
Site address:	Erect infill first floor extension to form lobby
Case officer:	Daniel Jacobs

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	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, aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Information considered:

- Ecological Impact Assessment, Darwin Ecology, October 2025
- Heritage, Access & Design Statement, Proctor Watts Cole Rutter, November 2025

The site comprises a detached dwelling where it is proposed to infill over an existing balcony, alongside some internal alterations.

COMMENTS:

River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that since there is no proposal to create additional overnight accommodation, there would be no overall mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Protected species

A preliminary bat roost assessment identified the building as having low potential to support roosting bats due to the presence of two crevice features. These features were examined with an endoscope and no evidence of roosting bats was found. The ecology report does not recommend further survey (typically, buildings of “low” roosting potential should be subject to at least one emergence survey, as per the Bat Conservation Trust’s Bat Survey Guidelines). On the

balance of evidence (considering the thorough inspection, as well as number and type of roosting features present), and subject to the mitigation outlined below, the ecologist's suggested approach is considered acceptable in this case. The applicant should note that 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. In the unlikely event that bats are found, works should cease and advice from a professional ecologist must be sought.

The ecology report states that immediately prior to works affecting these features, a suitably qualified ecologist will inspect said features and proceed to supervise their removal. One new ridge tile feature, bat box and gable end access point, will be installed to enhance opportunities for bats. **Compliance with these recommendations in the ecology survey report should be secured via a condition.**

CONDITIONS:

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

Mitigation detailed in Section 6 of the *Ecological Impact Assessment, Darwin Ecology, October 2025*

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

3. Ecological enhancements

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosting opportunities shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

INFORMATIVE – bats

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 that will damage or destroy roosts. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist Abi Gazzard	Date 15/12/2025
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