

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	30/01/2026
Application number:	PL/2026/00137
Proposal:	Variation of Condition 2 (Approved Plans) and 4 (Ecological Enhancements) of PL/2025/06410 - Re-roofing, re-cladding, garage conversion and extension
Site address:	Tulip Tree Lodge, 8 Cliffe Drive, Limpley Stoke, Bath, BA2 7FY
Case officer:	Steven Vellance

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:

- Planning Statement, Context Planning Ltd, January 2026
- GA Plans/Sections/Elevations - Approved, Rich Tyers Studios, August 2025
- GA Plans/Sections/Elevations - Proposed, Rich Tyers Studios, December 2025
- Bat Mitigation Plan, Stark Ecology Ltd, January 2026
- Ecological Enhancement Plan, Stark Ecology Ltd, January 2026

The site comprises a detached dwelling and garage where it is proposed to re-roof and re-clad the buildings, as approved under PL/2025/06410. This proposal concerns a variation of conditions 2 (plans) and 4 (ecological enhancements). The building footprint remains the same, but the applicants seek to minor alterations to the window design and position, cladding extent and change to the roof profile of the ground floor side extension to a flat roof. Concurrently, an Ecological Enhancement Plan and updated Bat Mitigation Plan have been submitted in effort to alter Condition 4 to a compliance condition rather than pre-commencement.

As previously proposed, an integrated crevice feature will be built into the south elevation of the renovated property that will lead into a sheltered cavity in the wall of the new building. This is to accommodate for the loss of an occasionally used serotine day roost. The Bat Mitigation Plan has been updated to refer to the recent planning permission.

The Ecological Enhancement Plan outlines further enhancements for bats, including 2 bat boxes on mature trees within the application site – the location and specifications are provided in the enhancement document. Five bird nest boxes, including a tawny owl nest box, are proposed along the southern boundary.

Overall, I have no objections to the proposed amendments, and the ecological enhancements condition should be updated to a compliance condition as such:

Ecological enhancements

The development will be carried out in strict accordance with the following document/s:

- Bat Mitigation Plan, Stark Ecology Ltd, January 2026
- Ecological Enhancement Plan, Stark Ecology Ltd, January 2026

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

NB. Condition 3 is a compliance condition for the now superseded bat mitigation plan, therefore may need to be removed.

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

Ecologist	Date
Abi Gazzard	30/01/2026