

## Wiltshire Council Planning Consultation Response

### ECOLOGY

**Officer name:** Abi Gazzard  
**Date:** 24/02/2026  
**Application No:** PL/2026/00834  
**Proposal:** Discharge of conditions 3 (Details of bat and bird mitigation and enhancement measures) & 4 (Details of brickwork) relating to application PL/2025/08170  
**Site Address:** Woolaway Bungalow, Hippenscombe, Fosbury, Marlborough, SN8 3NW  
**Case Officer:** Hannah Brown

Thank you for consulting Ecology on the discharge of conditions relating to planning permission PL/2025/08170 (replacement dwelling).

The site comprises a dwelling proposed for demolition and replacement. It is located within a rural setting, surrounded by grassland with scattered trees to the north, south and east. The building is a confirmed bat roost (common pipistrelle maternity roost recorded in 2018). A single update survey was undertaken in June 2025 which recorded a similar number of common pipistrelle bats roosting under hanging tiles.

Condition 3 relates to biodiversity enhancements.

| Condition No. | Further information required by condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Satisfactorily addressed (Document & Date)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3             | <p>Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – such as bat roosts and nesting opportunities for birds – shall be submitted to the local authority for approval. Development shall be carried out in strict accordance with the approved enhancement plan.</p> <p>REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and it is required in the interest of providing mitigation/enhancement for biodiversity.</p> | <p><b>YES, 24/02/2026 - 'Technical Note Woolaway Cottage – discharge of condition 3 attached to planning application PL2025/08170', BSG Ecology</b></p> <p>The Technical Note confirms that works impacting the roost will take place under licence, also complying with Informative 8.</p> <p>Compensatory roosts for bats will include a false cavity wall, ridge access tiles into the roof void, and integrated bat boxes. Further enhancement will be provided on trees in the form of three bat boxes, the specifications and locations of which are provided in the Technical Note. Three bird boxes are also detailed.</p> |

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|  |  | The proposed enhancements are welcomed and sufficient details provided to address Condition 3. |
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All enhancements must be implemented in accordance with the details provided. Overall, the information submitted is considered sufficient to enable the discharge of Condition 3.

**Final sign off – all matters addressed:**

| <b>Ecologist</b> | <b>Date</b> |
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| Abi Gazzard      | 24/02/2026  |