

**HERITAGE AND DESIGN – CONSULTATION REPLY
BIODIVERSITY– Robert Craine (Ecologist)**

Case Officer: Andrew Moody

Application Ref: 22/00470/FUL	Reply Date: 5/05/22
Address: Duntisbourne House, Duntisbourne Abbots, Cirencester, Gloucestershire, GL7 7LE	
Proposal: Erection of coach house for ancillary accommodation, replacement garage block, conversion of stable outbuilding for storage & associated landscape.	

Further to: email from Julian Thornber, AAe (29-4-22), and full Ecological Report prepared by AAe (January 2021).

Comments:

The recent email together with the full Ecological Report addresses the concerns previously raised over missing information. This information demonstrates that the proposed development is unlikely to have a materially harmful effect on protected species and, in consequence, the proposed development is shown to accord with Policy EN8 of the Local Plan and paragraphs 170 and 175 of the NPPF.

Subject to an appropriate Condition being applied there is no objection to the proposed development.

Suggested Condition:

The development shall be carried out in full accordance with section 5.0 ('Discussion and Recommendations') of the 'Method Statement: Bats' prepared by AAe (March 2022). In addition, any new lighting that is to be installed should be shown on a detailed plan that is provided to the Council prior to the commencement of building work. The lighting plan should:

- i. identify those areas/features on site that are particularly sensitive for bats;
and
- ii. show where external lighting will be installed (including the type of lighting) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species having access to any roosts.

Reason: To protect foraging bats in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), policies EN1, EN2, EN7, EN8 and EN9 of the Cotswold District Local Plan 2011-2031, paragraphs 174, 179 and 180 of the National Planning Policy Framework, Circular 06/2005 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.