Wiltshire Council

# Wiltshire Council Planning Consultation Response

## ECOLOGY

**Officer name:** Jenna Buss
**Date:** **14/09/2023**
**Application No:** PL/2023/06172
**Proposal:** Discharge of conditions 3, 4, 5, 6 and 11 of planning application PL/2022/01536 (Replacement of existing dwelling together with car parking and associated works)
**Site Address:** Bridge Cottage, Stitchcombe, Marlborough, SN8 2EU
**Case Officer:** David Millinship

| Condition No. | Further information required by condition | **Satisfactorily addressed (Document & Date)** |
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| 04 | No development shall commence on the site (including any works of demolition, site preparation or laying of services) until there has been submitted to and approved in writing by the local planning authority a Construction and Environmental Management Plan (CEMP) for the development that details measures to be taken during demolition and construction works to prevent any contamination or pollution of the adjoining River Kennet, and which shall include: a) a list of defined potential impacts on the SSSI, b) details of methods for pollution control to ensure that no pollution (such as debris from dust or surface run off) is able to enter the water, c) details on the storage and disposal of waste on site, d) details on how sediment/concrete/other debris that may be accidently released during construction will be captured to prevent entering the water e) details of biosecurity to ensure that all equipment brought onto site does not bring any contaminants such as invasive species onto the site and into the waters, and 3 of 10 f) a Reptile Avoidance Method Statement. ii) The development shall not be carried out other than in full accordance with the so-approved Plan.<br><br>REASON To prevent any pollution of the adjoining River Kennet Site of Special Scientific Interest arising from the demolition or | **Yes**<br>**18/09/23**<br><br>**REF: CEMP dated July 2023 by RAW Planning** |

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| | construction works and associated run-off or dust emissions, and to avoid harm to reptiles that may occupy the site. | |
| 11 | No development of the new dwelling shall commence above ground floor slab level until there has been submitted to and approved in writing by the local planning authority full details (including revised elevation drawings) of bat and bird boxes to be incorporated in the fabric of the development as outlined in section 9 of the approved Preliminary Ecological Appraisal (received 10th March 2022). ii) There shall be no occupation of the development until the bat and bird boxes have been installed in full accordance with the so-approved details.<br><br>REASON In the interests of biodiversity net again in accordance with local and national planning policies. | **No**<br><br>**18/09/2023**<br><br>**REF: Proposed replacement Dwelling DWG NO. 20/3323/202C**<br><br>**Change locations of bat boxes** |

We welcome the information submitted in support of the discharge of conditions 4 and 11 in relation to ecology and note the inclusion of the reptile avoidance method statement within the CEMP report. Assuming works are carried out as stipulated within the CEMP, we would support the discharge of condition 04.

The 'Proposed Replacement Dwelling' drawing demonstrates that both bird and bat boxes have been proposed on the north-east and north-west elevations. Whilst we welcome the inclusion of these enhancement measures on the technical drawings, the orientation of the bat boxes will require an adjustment. The boxes should be included on a south easterly or south westerly elevation to provide some solar gain and not directly above windows or doorways. Once the locations of the boxes have been altered, we would be happy to discharge the condition.

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

| Ecologist | Date |
|---|---|
| **Jenna Buss** | **14/09/23** |