Wiltshire Council

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Rachel Whyte
Date: 30/08/2023
Application No: PL/2023/06703
Proposal: Discharge of conditions 5, 6, 7, 8, 9, 10, 11, 14, 15 & 17 relating to 20/07334/OUT (Outline planning permission for up to 50 dwellings and formation of access and associated works (Outline application to consider access with all other matters reserved)) (7, 8, 15 and 17 are relevant to Ecology)
Site Address: Land at Semington Road, Melksham, SN12 6DP
Case Officer: Ruaridh O'Donoghue

Condition No.	Further Information Required by Condition	Satisfactorily Addressed (Document & Date)
7	No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following: i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location ii. Responsible persons and lines of communication iii. A description of the construction programme iv. Site working hours and a named person for residents to contact v. Detailed site logistics arrangements vi. Details of parking, deliveries and storage vii. Details regarding dust and noise mitigation viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network, and ix. Communication procedures during the construction programme with the LPA and local community regarding key construction issues – newsletters, fliers etc	**PARTIALLY 30/08/2023** - Construction & Environmental Management Plan. V2. 22nd August 2022. Living Space. The Site Compound appears close to the southern boundary hedgerow and to overlap with the Tree/hedgerow Protection Zone presented in the Biodiversity and Ecological Mitigation Plan (BWB, August 2022). The Ecological Construction Method Statement (Biodiversity and Ecological Mitigation Plan. Report no: MSW-BWB-ZZ-XX-RP-LE-0005_BEMP) has not been appended/referenced and ecologist contact details not provided.
8	Prior to the commencement of development, an Ecological Construction Method Statement shall be submitted to the local planning authority for approval. This will include all protection zones for trees and hedgerow protection buffers. It will also	**Partially 30/08/2023** - Biodiversity and Ecological Mitigation Plan. Report no: MSW-BWB-ZZ-XX-RP-LE-

	include precautionary measures to ensure that nesting birds, reptiles and small mammals are not at risk of death or injury as a result of the construction process. The development shall be undertaken in accordance with the approved Ecological Construction Method Statement.	0005_BEMP. August 2022. BWB. See comments above regarding the site compound and Tree/hedgerow Protection Zone. The submitted documents do not adequately demonstrate that retained trees/hedgerows will be protected.
15	Prior to commencement of the development a Lighting Strategy for the site shall be submitted to the local planning authority for approval. This shall give details of lighting units proposed and shall include a lux plot that demonstrates that it will be possible to maintain a level of no more than 0.5 Lux at the canopy edge of trees and the edge of boundary hedgerows. This shall be implemented before occupation of the first dwelling.	**NO 30/08/2023** This detail has not been submitted.
17	Prior to the commencement of development, a plan developed by an appropriately qualified ecologist shall be submitted to and approved in writing by the LPA of: integral bat roosting and integral Swift Bricks within buildings. The agreed Plan shall show the number, specification of the bat roosting and Swift Brick features and where they will be located, together with a commitment to being installed under the instruction of an appropriately qualified ecological consultant. All approved features shall be installed prior to first occupation of the dwelling on which they are located and retained thereafter.	**NO 30/08/2023** The biodiversity enhancement features proposed in the Biodiversity and Ecological Mitigation Plan (Report no: MSW-BWB-ZZ-XX-RP-LE-0005_BEMP, August 2022) include recommendations for five bat boxes only which is contrary to the recommendations in the Preliminary Ecological Appraisal submitted in support of the outline application (20/07334/OUT). The number of ecological features proposed should be reviewed. It should be noted that the current expectation for nesting birds on new residential development is a ratio of 1:1 feature to building. The proposed biodiversity enhancement features must be shown on an enforceable site plan.

I am **unable** to agree discharge of conditions 7, 8, 15 and 17 as the supporting information is insufficient. Please address the issues listed in the above table.

Final sign off – all matters addressed:

Ecologist	Date