Wiltshire Council

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Rachel Whyte
Date: 03/10/2023
Application No: PL/2023/07514
Proposal: Discharge of Conditions 3 & 4 relating to application PL/2021/11182 (Erection of Replacement Dwelling, Car Port, Landscaping and Associated Works.) (4 is relevant to Ecology)
Site Address: Meadow Farm Stud, Ramsbury, Marlborough, SN8 2PP
Case Officer: Meredith Baker

Condition No.	Further Information Required by Condition	Satisfactorily Addressed (Document & Date)
4	No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following: a) the parking of vehicles of site operatives and visitors; b) loading and unloading of plant and materials; c) storage of plant and materials used in constructing the development; d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; e) wheel washing facilities; f) measures to control the emission of dust and dirt during construction; g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and h) measures for the protection of the natural environment. i) hours of construction, including deliveries; has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement. REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.	**NO 03/10/2023** The application has been supported by a Construction Method Statement (Fowler Architecture & Planning, August 2023) and a Proposed Site Plan showing the site compound, material storage and parking. The submitted documents do not include the recommendations set out in Section 5 of the Dusk Emergence and Pre-dawn Re-entry Surveys for Bats (All Ecology, September 2021) and therefore do not adequately address item h) 'measures for the protection of the natural environment'. It should also be noted that according to the All Ecology report (see Section 5.3) the survey data used to inform the report is likely out of date and the recommendations may therefore need to be updated.

I am **unable** to agree discharge of condition 4 as the supporting information is insufficient. Please address the issues listed in the above table.

Final sign off – all matters addressed:

Ecologist	Date