Wiltshire Council

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Rachel Whyte
Date: 22/11/2023
Application No: PL/2023/06303
Proposal: Discharge of Condition No 7,8,10,11,16 on PL/2021/07203 (Development of up to 170 homes, means of pedestrian and vehicular access, landscaping, public open space, drainage and associated infrastructure works.) (10 and 11 are relevant to Ecology)
Site Address: Land at Marshall Road, Devizes, Wiltshire
Case Officer: Jonathan James

Condition No.	Further Information Required by Condition	Satisfactorily Addressed (Document & Date)
10	No development shall commence on site until a Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The CMS shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following: 1) An introduction consisting of definitions and abbreviations and project description and location 2) A description of management responsibilities 3) A description of the construction programme 4) Site working hours and a named person for residents to contact 5) Detailed Site logistics arrangements 6) Details regarding parking, deliveries, and storage; including delivery hours (to avoid peak times), parking of vehicles of site operatives and visitors (on site and not on local highways), and storage on site 7) Details regarding dust and noise mitigation 8) 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	**NO 22/11/2023** - Construction Method Statement. Rev A. October 2023. The Construction Method Statement references a Site Strategy Plan throughout however this plan has not been submitted. This plan is required and must demonstrate that any site compounds/storage areas will be located a sufficient distance away from sensitive ecological features. As site compounds/storage areas are anticipated to move as construction progresses the Site Strategy Plan should also show the locations and extents of sensitive ecological features and a sufficient buffer, within which site compound/storage areas cannot be placed. Sensitive ecological features include the southern (dismantled railway) and north-western site boundaries, retained hedgerow, trees and woodland. The Construction Environmental Management Plan has been prepared by EAD Ecology. This should be referenced in the Construction Method Statement

	9) Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc. 10) The movement of construction vehicles, to include the routes to site 11) The cutting or other processing of building materials on site 12) Wheel washing and vehicle wash down facilities 13) The transportation and storage of waste and building materials 14) The recycling of waste materials (if any) 15) The loading and unloading of equipment, plant and materials 16) The location and use of generators 17) The location of any temporary on site accommodation 18) Where piling is required this must be continuous flight auger piling wherever practicable to minimise impacts 19) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate The construction/demolition phase of the development will be carried out fully in accordance with the construction method statement at all times. REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, 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.	and/or attached as an appendix for ease of reference.
11	Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:	**YES 22/11/2023** - Ecology Construction Environmental Management Plan. Report ref: 230616_P1281_CEMP_Final01. June 2023. EAD Ecology.

	a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing. b) Working method statements for protected/priority species, such as nesting birds and reptiles. c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the preconstruction/construction related elements of strategies only. d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site. e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW). f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence. Development shall be carried out in strict accordance with the approved CEMP. REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.	

I am **unable** to agree discharge of condition 10 as the supporting information is insufficient. Please address the issues listed in the above table.

Final sign off – all matters addressed:

Ecologist	Date