

Construction Environmental Management Plan (CEMP)

High View, Idmiston Road, Porton

Application No: PL/2025/04645

Condition 6

1. Purpose

This Construction Environmental Management Plan (CEMP) has been prepared to discharge Condition 6 of planning permission PL/2025/04645.

The purpose of this document is to ensure that ecological features and protected species are safeguarded during the proposed works.

2. Proposed Works

The development comprises the removal of the existing dwelling and annexe and the construction of three four-bedroom dwellings and one two-bedroom agricultural worker's dwelling, with associated parking and garden areas. Demolition of the existing dwelling and annex to ground floor slab level has already been carried out, no works below ground have been undertaken.

3. Ecological Protection Areas & Tree Root Protection Areas (Condition 6a)

3.1 Protection Zones

Prior to commencement of any works, the following will be identified on site:

- Any retained trees and hedgerows
- Root Protection Areas (RPAs)
- Any ecological buffer zones around site boundaries

These areas will be shown on a site plan held by the Site Manager.

3.2 Physical Protection Measures

Heras fencing will be erected around all tree Root Protection Areas and retained boundary vegetation. Fencing will comply with BS5837:2012.

Protection fencing will be installed before any site clearance and retained for the duration of construction.

No storage, excavation, vehicle movements or material mixing will occur within these protected zones.

4. Precautionary Working Method for Protected Species (Condition 6b)

4.1 Nesting Birds

Vegetation clearance will be undertaken outside the nesting bird season (March–August) where possible.

If works are required during the nesting season, vegetation will be checked by a suitably competent person prior to clearance.

If an active nest is found, a buffer zone will be established and works delayed until young have fledged.

4.2 Reptiles

All grassland and vegetation will be cut to 150mm and left for 48 hours before being cut to ground level. This staged approach allows reptiles to move away naturally. Site clearance will proceed from the centre outwards to allow escape routes.

5. Precautionary Demolition Method – Bats (Condition 6c)

The dwelling and annex have been demolished and there are no buildings on site or trees with roost potential. However, the following precautionary approach will be adopted:

If a bat is found:

- Works will stop immediately
- The bat will be left undisturbed
- A licensed ecologist will be contacted for advice

6. Site Management

A Site Manager will be responsible for:

- Implementing this CEMP
- Ensuring all contractors are briefed on ecological protection
- Monitoring compliance during the works

A copy of this CEMP will be kept on site at all times.

7. Compliance

The development shall be carried out strictly in accordance with this approved CEMP unless otherwise agreed in writing by the Local Planning Authority.