

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Patrick Olshansky
Date: 28/05/2026
Application No.: PL/2026/02569
Proposal: Discharge of conditions 3 (CEMP) & 5 (Details of bird & bat boxes) relating to application PL/2025/05893
Site Address: The Mine, Monkton Farleigh, Bradford on Avon, BA15 2QP
Case Officer: Steven Sims

Condition No.	Further information required by condition	Satisfactorily addressed (Document & Date)
3	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 the local planning authority for approval in writing. 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: 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, particularly bats and badgers. The building to be demolished must be inspected for the presence of bats immediately prior to the start of works and a process must be in place to be initiated in the unlikely event that bats are found. Precautionary measures must be in place to protect badgers which may be present within the site, especially at night. The services of a suitably qualified ecologist may be required to assist with production of the CEMP. c) 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	YES – 28/05/2026 Construction Environmental Management Plan November 2025 Ecology by Design

	suitably licensed and competent professional ecological consultant where applicable.	
5	Prior to works commencing above ground floor slab level details of the number, design and locations of bird nest and bat boxes, shall be submitted to the Local Planning Authority for approval. These details should be clearly shown on an enforceable plan (e.g., site plan/technical elevations drawing). The approved details shall be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development. REASON: To provide enhancement for biodiversity.	YES – 28/05/2026 Construction Environmental Management Plan November 2025 Ecology by Design Ecological Enhancements, November 2025 Ecology by Design

Final sign off – all matters addressed:

Ecologist: Patrick Olshansky	Date: 28/05/2026
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