

Ecology Team Consultation Response	
Date:	06.08.2025
Planning Ref:	4/25/2244/DOC
Description:	DISCHARGE OF CONDITION 3 OF PLANNING APPLICATION 4/25/2146/0F1

Condition 3

Condition 3 states, “A Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority before development commences. This shall include standard best-practice methods on how site run-off will be controlled, how site waste will be managed, how fuel and other spillages will be prevented and include emergency procedures for any pollution accidents. It shall include a section on ecology precautionary works. Construction activities shall be undertaken in accordance with the CEMP.

Reason

To minimise the risk of pollution from construction activities to enter nearby habitats.”

Biodiversity Net Gain

The condition states that that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

Ecology and Protected Species

A requirement has been placed for precautionary working in relation to badgers, breeding birds and bats.

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Council Response

The County Ecologist confirms receipt of the CEMP and accepts the information provided within. The requirement to safeguard the site’s ecology and its protected species has been met in part by the procedures set out within the CEMP.

The County Ecologist also confirms receipt of the Biodiversity Gain Plan and approves the plan.