
Ecology Team Consultation Response	
Date:	11.12.2025
Planning Ref:	4/25/2413/DOC
Description:	Discharge of Condition 9 of planning application 4/25/2091/0B1.

Condition 9

Condition 9 states, “no development shall commence until a Construction Environmental Management (CEMP) Plan has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide for: loading and unloading of plant and materials, machinery and materials storage, the parking of vehicles of site operatives and visitors, biosecurity, and the control and management of noise, working hours, heavy vehicle routing and timing etc. plus measures to control the emission of dust and dirt, surface water runoff and waste to protect any surface water drains and the SAC from sediment, and pollutants such as fuel and cement. The approved CEMP shall be adhered to during the construction period.

There must be a 10m buffer strip to the river, and a bund across the track that leads down to the river to prevent any sediment and pollution in surface water run-off from reaching the SAC. All materials and equipment must be stored outside the buffer strip, and there should be a designated concrete mixing / refuelling site outside the buffer strip, with spill kits on site and drip trays used for refuelling.

Reason: To safeguard the ecological and environmental interests of the site and the amenity of neighbouring occupiers”

Council Response

The County Ecologist accepts the CEMP in regard to the protection of biodiversity and the River Ehen SAC.