

## Wiltshire Council Planning Consultation Response

### ECOLOGY

**Officer name:** Emma Fisher

**Date:** 13/09/2017

Application No: 17/05957/FUL  
Proposal: Demolition and replacement of the single family dwelling.  
Site Address: Knighton Mill, Knighton Road, Broad Chalke, SP5 5DX  
Case Officer: Becky Jones

### Recommendations:

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | No Comment   |
| <input type="checkbox"/>            | Support  |
| <input type="checkbox"/>            | Support subject to conditions (please set out below) |
| <input type="checkbox"/>            | Object (for reasons set out below)                   |
| <input checked="" type="checkbox"/> | No objections subject to conditions (set out below)  |

### Matters Considered

The application is accompanied by an Ecology Assessment (Davidson-Watts Ecology Ltd, 2<sup>nd</sup> June 2017) which I have reviewed alongside the details of the application. I am satisfied with the approach to ecological survey undertaken and that the results of the surveys, assessment and conclusions are robust and appropriate. As such I raise no ecological objection to the development proposal providing that the planning conditions set out below are included within the planning permission, should you be minded to approve the application.

### Conditions:

*The development shall be undertaken in strict accordance with the mitigation measures recommended in section 7 of the Ecology Assessment (Davidson Watts Ecology Ltd, 2<sup>nd</sup> June 2017).*

REASON: To ensure adequate protection, mitigation and compensation for protected species, particularly bats, water vole and nesting birds.

*Prior to the commencement of any works on site a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The CEMP shall provide full details of attenuation measures to be implemented to prevent pollution of the River Ebbel and mill stream and shall encompass full details of all the measures specified in section 7.1.6 of the Ecology Assessment (Davidson-Watts Ecology Ltd, 2<sup>nd</sup> June 2017). The development shall be undertaken in strict accordance with the approved CEMP.*

REASON: To ensure adequate protection for the River Ebbel County Wildlife Site (CWS), existing trees to be retained and protected species.

*In the event that a heat exchange system is to be installed within the application site, in accordance with sections 5.1.1 and 5.3.9 of the Ecology Assessment (Davidson Watts Ecology Ltd, 2<sup>nd</sup> June 2017) further water vole surveys and careful design will be required to ensure no impact upon water voles and/or the River Ebbel County Wildlife Site (CWS). The results of the further water vole surveys together with full design details and appropriate mitigation measures shall be submitted to the local planning authority for*

*approval prior to the commencement of any works on site associated with the installation of a heat exchange system. The proposed installation shall be undertaken in strict accordance with the approved design and mitigation measures.*

REASON: To ensure adequate protection and mitigation for the River Ebbles County Wildlife Site (CWS) and associated protected and notable species, particularly water vole.

*No works shall commence on site until an arboricultural method statement has been submitted to the local planning authority for approval in writing. The method statement shall be in accordance with BS 5837:2012 Trees in relation to design, demolition and construction, and shall demonstrate how the trees to be retained within the application site shall be protected during the works.*

REASON: To ensure that the trees to be retained shall be adequately protected.