

## **Updated conditions for agenda item 7 - 20/11598/OUT - Land east of Church Road, Laverstock**

In response to Ecology comments, some of the conditions for the above application have been amended, as follows:

Condition 4 to now read as follows:-

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan – Drawing no. 6459-L-01, Rev O, received on 30<sup>th</sup> April 2024

Proposed Vehicular and Pedestrian Access – Drawing no. B14150\_SK\_T\_012\_P8, received on 21<sup>st</sup> May 2024

Parameters Plan - Drawing no. 6450\_L\_05\_Rev U, received on 15<sup>th</sup> July 2024

Ecological Parameters Plan - Drawing no. 6450\_E\_29, received on 15<sup>th</sup> July 2024.

The development will be carried out in broad accordance with the following documents:

- Proposed Habitats. Figure 2. (FPCR, 20/02/2024).
- Proposed Habitat Condition/ Distinctiveness. Figure 5. (FPCR, 20/02/2024).
- The\_Statutory\_Metric\_Calculation\_Tool\_Parameters\_Plan\_13.02.2024. (Tiana Thomas FPCR, 10/02/2024).

REASON: For the avoidance of doubt and in the interests of proper planning, and for the protection, mitigation and enhancement of biodiversity.

Condition 11 should be substituted with the following wording:-

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, such as nesting birds and reptiles.
- c) Working method statements for the avoidance of impacts on the River Bourne/ River Avon SAC.
- d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

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 suitably licensed and competent professional ecological consultant where applicable.

Condition 12 should be substituted with the following wording:-

Prior to the start of construction, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets. The HMMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The HMMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

Condition 13 should be substituted with the following wording:-

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.