

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260187
Address:	Land west of Kingfisher Grove, Three Mile Cross.		
Proposal:	Application for submission of details to comply with Condition 9 of planning consent 201002 dated 28 July 2022. Condition 9 relates to a Construction Ecological Management Plan.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ **Negotiate the amendments stated below; or**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have read the Construction Environmental Management Plan (CEMP) (Feltham Construction, January 2026) and reviewed the reports and plans reserve matters permission 242665.

In order to recommend that an amended Construction Environmental Management Plan (CEMP) is approved, the impacts of on retained trees on the north east of the site and biodiversity habitat in the south of the working area, the height of stacked welfare units, site parking and lighting must be taken into proper consideration.

The Site Parking in the south should be reduced and/or relocated out of area of landscaping which will be retained and enhanced and must be limited to the footprint of approved visitor parking spaces. Details of the protection fencing or barriers which will protect soils and the area of landscaping approved on the south of the perimeter access road must be included in a revised CEMP. The location of the welfare units, waste storage and particularly the location of the silo fail to take account of the existing topography, the scrub, proximity to trees with bat roost potential. In the absence of details of the welfare units it is not possible to conclude that tree works would not be required and that internal or external lighting would not deter or negatively impact wildlife including bats and birds in trees and the eastern wildlife corridor that should be protected and retained. I request that the welfare units and silo are moved away from the trees and the existing scrub which will be

landscaped as approved.

I am concerned that Section 1 states that the CEMP will be reviewed and updated as necessary by the contractor. The CEMP **must not amended** without prior written approval from the council and incidents must be reported to the Planning Authority.



Conditions & Reasons (if required)

Awaiting revised CEMP plan and details of barriers and signage, including site parking, waste storage, welfare units and silo

Date: 27/02/26 **Signed:** T Cuss