

Planning Application V/2025/0073 on 18/02/25

**Ground Floor, Unit 1 Store First, Observatory Way, Kirkby In Ashfield, Nottinghamshire
Construction of 1no. B2 industrial unit**

I have reviewed the submitted supporting information from which it is understood that the proposed development will be constructed on an area of existing tarmac/hardstanding used as parking spaces. On this basis I am satisfied that there will be no ecological impacts associated with the proposed and Biodiversity Net Gain will not apply.

The plans show areas of dense vegetation on the site boundaries that will remain unaffected. We therefore recommend that the submission of a Construction Environment Management Plan (CEMP Biodiversity) should be secured by a planning permission to detail measures to protect any existing boundary vegetation during construction and operation.

Construction Environmental Management Plan (CEMP)

No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

a) Risk assessment of potentially damaging construction activities.

b) Identification of “biodiversity protection zones”

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (to include consideration of lighting) (may be provided as a set of method statements).

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Beverley Rhodes ADC Ecologist