

Ecology response for DC/23/96059 MOORHILL, MOORHILL ROAD, WEST END, SOUTHAMPTON, SO30 3AY

Proposed 70-bed care home (Use Class C2); associated access, parking, landscaping, sustainable drainage, electricity sub-station, other structures.

Discharge of Conditions 3 (CEMP), 4 (Contaminated Land), 8 (Foul sewerage), 14 (Lighting assessment) & 19 (Arboricultural method statement) of planning permission F/22/94034 for a 70-bed care home (Use Class C2); associated access, parking, landscaping, sustainable drainage, electricity sub-station, other structures and works; following demolition and clearance of the existing site.

Summer Sharpe

### **Condition 3 CEMP**

I have reviewed the CEMP by Highwood Construction (v 2, September 2023).

The Ecology section is not at all clear and contains many errors. The precautionary working methods required are outlined in the documents provided by Tetra Tech and can be referred to directly rather than paraphrased.

The existing paragraphs in that section can be replaced by the following:

Mitigation for bats, reptiles, nesting birds and dormice will be done under ecological supervision and the previously approved precautionary working methods. If any protected species are found all work will stop and the ecological consultant (Tetra Tech) will be called immediately for advice.

Protection of woodland and trees will follow the agreed arboricultural method statement.

If any lighting is required during construction, it will be kept away from trees and woodlands, focussed downwards and with the minimum amount of light required for safety purposes to avoid impact on wildlife. The ecological consultant (Tetra Tech) can check that the construction phase lighting is not shining on any wildlife habitat and is appropriate for the site (The lighting section on page 6 covers this appropriately).

The rest of the CEMP is fine.

### **Condition 14 Lighting assessment**

I have reviewed the Lighting Assessment by Tetra Tech (September 2023). The bat boxes installed on the building must also be considered ecological receptors. Their positions on the building and trees must be shown in the lighting plan to ensure that they are kept dark at all times. These would be shown in the BMEP required for condition 15 which is not required

until prior to first occupation, however this particular information is required prior to the commencement of development.

Lisa Malter

Ecologist