

Ecology response 18 3 25 for DC/25/99020 32A Queens View, Netley Abbey, Southampton SO31 5EA

Application for discharge of Conditions 3 (CEMP), 7, 8 (Drainage) and 24 (Nutrient mitigation) of planning permission ref. F/23/96224, for the construction of 18 flats and a retail unit.

Rebecca Altman

18/3/25

Condition 3 CEMP

I have reviewed the bat mitigation class license toolbox talk and method statement from Hampshire Ecological Services. I am satisfied that this information can also be used to discharge **Condition 26**. The location of silt barriers (drawn on a site plan) and details on removal of invasive bamboo are still required before condition 3 can be discharged.

Lisa Malter

Ecologist

17/3/25

Condition 3 CEMP

I have reviewed the Construction Management Plan by Amiri (March 2025) and the Site Layout and Logistics Plans by Amiri (February 2025, Demo and Build).

To satisfy item l, measures to manage surface water drainage, the CEMP includes the following information:

...early installation of active surface water drainage will be a key focus; attenuation chambers and permeable bases, covered by a temporary tarmac running surface, included to provide a clean/stable working environment. During construction we will install silt barriers to surface water gullies to prevent pollutants and contaminants entering the surface water drainage system.

The locations of silt barriers to the surface water gullies must be shown on a plan. This can be indicated on an existing document.

All of the information needed to discharge item m has not yet been provided. On p. 27 the CEMP states that *Demolition of the buildings will be carried out in accordance with the Bat Survey Report prepared by Hampshire Ecological Services Ltd dated August 2024*. This report refers to the requirement for a bat European Protected Species licence which must be in place before the start of any work on the building. This is covered by condition 26 in greater detail. The LPA must be notified when the license is granted. The toolbox talk on the Bat Mitigation Class License has not been added to the Appendices although it is listed in the table of contents. The Appendices must be provided before condition discharge.

A general paragraph on invasive species was provided in in section 4.1.3.1 Management of the Preliminary Ecological Appraisal report by Ecosupport (September 2023) but there is no list of the invasive species on site or information on precautionary working methods to prevent their spread. There was bamboo, which is invasive, shown in Fig 11 in the hedgerow along the northwestern site boundary. Methods of removing this bamboo and precautionary working methods for preventing the spread of any other invasive species must be added to this CEMP before condition 3 can be discharged.

Condition 7 Drainage and Condition 8 Drainage Maintenance

The Drainage Technical Note by Arch Associates (March 2025) states that the design remains largely unchanged except that the soakaway has been moved slightly to the south to accommodate an incoming service route across the car park.

The maintenance information for the surface water drainage system has been provided.

Conditions 7 and 8 can now be discharged.

Lisa Malter

Ecologist