

Condition 19 - Construction Environmental Management Plan (Biodiversity)

Final for submission Warren Creek, The Warren, Caversham, Reading RG4 7TQ

Item	Detail
Planning permission	PL/24/1614
Condition	Condition 19 - CEMP: Biodiversity
Document reference	Condition 19 Final CEMP v1.04 - final submission issue
Status	Final for submission to the Planning Authority
Revision	Final issue: fixed-document wording, Flood Zone 3b context, T3/T5/T7/W21 references, BPZ controls, bats, watercourse protection and ECoW commitments retained.

1. Fixed commitment status

This CEMP is a fixed, binding site management document for demolition, construction, drainage, service, landscaping and reinstatement works at Warren Creek. It is not a dynamic document that can be altered informally. Any material amendment shall first be agreed in writing with the Local Planning Authority, and where relevant with the ECoW and Arboricultural Consultant.

2. Source documents and coordination

- Construction Management Plan drawings 3863/300D, 3863/306B and 3863/307B.
- Tree Protection Plan WARREN CREEK TPP 06942/2026 and AIA/AMS 06560/2024.
- Condition 18 Arboricultural and TPP Addendum.
- Condition 17 final landscape specification and drawing 3863/301E.
- Condition 20 final external lighting scheme and DFL isolux/light-spill diagram Rev P03.
- Relevant ecology survey reports and ECoW instructions.

3. Site constraints

The site lies within Flood Zone 3b functional floodplain, includes Warren Creek and is close to the River Thames. Construction environmental controls shall prevent floodwater mobilisation of waste, fuels, chemicals, loose soils, mulch, compost, plant material, silt and construction debris. This is a construction-environmental control and does not reopen the separate Condition 4 flood-risk submission.

Retained TPO trees are T3, T5 and T7 as shown on WARREN CREEK TPP 06942/2026. W21 is the TPO woodland area adjoining the eastern boundary. No older tree references or vague descriptions shall be used for site control.

4. Ecological Clerk of Works

The ECoW / Project Ecologist is NKM Associates (Neil Musgrave), 01386 430299, info@nkmassociates.co.uk. The ECoW contact details shall be re-confirmed before works start.

The ECoW shall have authority to stop works where there is a risk to protected species, nesting birds, bats, watercourses or biodiversity protection zones. Where documents conflict, the more protective ecological/arboricultural requirement shall apply unless the ECoW and, where material, the Local Planning Authority approve a revised method in writing.

5. Biodiversity protection zones and watercourse protection

- BPZs shown on the construction drawings shall be fenced and retained for the required construction phase.

- No storage, tracking, mixing, refuelling, washing out, soil stockpiling or waste handling shall occur in BPZs unless expressly approved.
- No silt, cement washout, concrete residue, paint, oils, fuels, chemicals, contaminated water or loose sediment shall enter the creek or River Thames corridor.
- Concrete washout, wheel washing and waste-management areas shall be used only in the locations and manner shown on the construction management drawings.

6. Bat, nesting bird and demolition controls

- Before roof or building demolition, the relevant bat pre-works inspection, toolbox talk and supervision requirements shall be completed in accordance with the ecology survey and ECoW instructions.
- Destructive roof works shall be undertaken carefully by hand where required by the bat method statement.
- If bats or evidence of bats are discovered, works shall stop immediately and the ECoW shall be contacted before any works recommence.
- Vegetation clearance shall avoid the nesting bird season where practicable. If clearance is required during the nesting season, it shall be preceded by an ECoW nesting-bird check.

7. Lighting during construction

Temporary construction lighting shall be avoided where possible. Where essential for health and safety, it shall be low level, downward directed, task-limited, switched off when not needed and shall not illuminate the creek, River Thames corridor, W21, retained tree canopies, hedgerows or BPZs.

8. Pollution prevention and waste

- All fuels, oils and chemicals shall be stored in suitable containers away from watercourses and protected zones.
- Spill kits shall be kept on site and site personnel shall know how to use them.
- Waste shall be segregated, secured and removed by licensed carriers with waste-transfer records retained.
- No buoyant or polluting materials shall be stored where they could be mobilised by floodwater.

9. Records and reporting

The Principal Contractor shall retain photographs, toolbox-talk records, ECoW attendance notes, incident records, waste records, pollution-prevention checks and final compliance evidence for submission if requested by the Planning Authority.

10. Conclusion

This final CEMP provides fixed ecological and biodiversity controls for the construction phase and coordinates the CEMP with the latest tree, landscape, lighting and construction-management drawings. It is intended to support discharge of Condition 19.