

Richard Phillips

From: Hollie Muir <hollie.muir@aww-uk.com>
Sent: 04 September 2023 10:39
To: Richard Phillips
Cc: Neil Dowsing; Jonathan Bowdery (Neilcott Construction)
Subject: RE: Maple and Poplar Day Centre, Maple Road - 43762/APP/2023/1583
Attachments: Drawing Issue Sheet.1136.No.09.pdf; PJC.1136.002 Rev D Landscape Detailed Planting Plan - Sheet 1 of 2.pdf; PJC.1136.002 Rev D Landscape Detailed Planting Plan - Sheet 2 of 2.pdf; PJC.1136.003 Rev E Soft Landscape Specification.pdf; PJC.1136.004 Soft Landscape Maintenance & Management Plan.pdf

Morning Richard,

Following on from your comments received - *'As regards Condition 22 (Ecological Mitigation and Enhancement Scheme), you have submitted details of bird and bat boxes but I can not find any information to confirm that the other ecology mitigation / enhancement measures recommended within Chapter 4.0 (Preliminary Prediction of Impacts, Mitigation & Enhancement Measures) of the Preliminary Ecological Assessment, January 2023 are being / will be followed. Can this be clarified'*

In terms of other mitigation/enhancement measures the ecology report has been reviewed by our landscape and lighting designers to ensure we are following mitigation measures to satisfy condition 22. The mitigation measures the design has taken to satisfy the condition is shown in [blue](#) below.

1. Landscape design

Point 4.9 of the ecology report recommends the site could be enhanced for badgers through the planting of species known to benefit wildlife (see Appendix 9) such as native fruit trees and the creation of species-rich grasslands.

In response to this a number of tree species have been updated to include a native apple and a hawthorn species to the tree planting on the boundary (species within the attached list of species of benefit to badgers as advised by the ecology report). A few shrub areas have also been adjusted to proposed a native Dog Rose, Rosa canina (species within the attached list of species of benefit to badgers as advised by the ecology report). The proposed turf species updated for the Grassworks to a Species Rich lawn turf which meets their request for the 'creation of species-rich grasslands.' The planting species list is a practical balanced mix between a good mixture of shrubs and herbaceous perennials that include species of value to wildlife with fruit / berries & for pollinators and allow species for foraging bats etc. This mixture can also provide habitat / cover through all the seasons for a multitude of species. However it's not always practical to offer wild privet or Buckthorn in a garden or use 100% native species which will grow and grow and need considerable management close to structures / buildings. Please see attached updated landscape information.

2. Lighting design

Point 4.16 of the ecology report includes a few lighting recommendations for bats in terms of the use of LEDs, the fixing heights and spacing:

The following mitigation strategies have been taken from the Institution of Lighting Professionals and Bat Conservation Trust's Guidance Note 08/18 Bats and artificial lighting in the UK (2018) and other referenced sources and provide guidance for the development of a suitable scheme:

- In general, light sources should not emit ultra-violet light so as to avoid attracting insects and thus potentially reducing numbers in adjacent areas, which bats may use for foraging. Metal halide and fluorescent sources should not be used.

[It is proposed to use LED lighting throughout the scheme, these fittings are currently shown as 4000K LED Lamps which will have some Ultra-Violet component, the lamps could be changed to 3000K Lamps which would reduce the Ultra-Violet component.](#)

- *LED luminaires should be used where possible. A warm white spectrum (ideally <2700 Kelvin) should be adopted to reduce blue light component. Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).*
As stated above the fittings are currently specified with 4000K lamps, however these can be changed to 3000K prior to ordering the luminaires, if required.
- *The height of lighting columns should be limited to eight meters and increasing the spacing of lighting columns (Fure, 2006) can reduce spill of light into unwanted areas such as the hedgerow boundary habitats. Only luminaires with an upward light ratio of 0% and with good optical control should be used. Luminaires should always be mounted on the horizontal, i.e. no upward tilt.*
The majority of the external luminaires are wall mounted luminaires at approx. 2.5m. The column mounted luminaires are at 5m. both the fittings have minimal upward light output.
- *Other ways to reduce light spill include the use of directional luminaires, shields, baffles and/or louvres. Flat, cut-off lanterns are best. Additionally, lights should be located away from reflective surfaces where the reflection of light will spill onto potential foraging/commuting corridors. Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill. Where windows and glass facades etc. cannot be avoided, low transmission glazing treatments may be a suitable option in achieving reduced illuminance targets.*

The column mounted luminaires are provided with a flat glass to prevent any upward light output. The wall mounted fittings are to be provided with a hood again to reduce the upward light output.

- *Lighting that is required for security or access should use a lamp of no greater than 2000 lumens and be passive infrared sensor activated on a short timer (1 minute), to ensure that the lights are only on when required and turned off when not in use (Jones, 2000; Hundt, 2012). A control management system can be used to dim (typically to 25% or less) or turn off groups of lights when not in use.*
The external lighting is to be time clock and photocell controlled so that the lighting will be turned off during the hours of daylight and at agreed times during the night when the car park is not in use. It is not possible to use PIR controls in this instance as the lighting is for pedestrian safety in and around the car park. The light output from the wall mounted fittings is 1020lm, and the column mounted fittings is 4181lm.

To note the site works have commenced and therefore a pre-badger survey is not considered to be required by the ecology report. We have also followed the payment up this morning with Neil.

I hope this information as well as the payment by the LBH Development Team is sufficient to discharge the condition.

Thanks,
Hollie

From: Hollie Muir <hollie.muir@aww-uk.com>
Sent: Tuesday, August 22, 2023 9:42 AM
To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Cc: Neil Dowsing <NDowsing@hillingdon.gov.uk>; Mark Shambrook (Neilcott Construction) <cmshambrook@neilcott.co.uk>
Subject: RE: Maple and Poplar Day Centre, Maple Road - 43762/APP/2023/1583 [Filed 22 Aug 2023 09:42]

Hi Richard,

Thanks for the email – I am in the process of trying to obtain information and will give you an update as soon as possible

Thanks,
Hollie

From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Sent: Tuesday, August 22, 2023 8:56 AM
To: Hollie Muir <hollie.muir@aww-uk.com>

Cc: Neil Dowsing <NDowsing@hillingdon.gov.uk>; Mark Shambrook (Neilcott Construction)

<mshambrook@neilcott.co.uk>

Subject: RE: Maple and Poplar Day Centre, Maple Road - 43762/APP/2023/1583

Hollie,

I have not received a response to my email below as regards the ecology recommendations. Is this in hand?

Regards,

Richard

From: Richard Phillips

Sent: Tuesday, August 8, 2023 12:16 PM

To: Hollie Muir <hollie.muir@aww-uk.com>

Subject: Maple and Poplar Day Centre, Maple Road - 43762/APP/2023/1583

Dear Hollie,

I refer to the above discharge of condition application and my apologies for not being in contact sooner.

Do you know if the £67,260.00 carbon offset payment has been paid. I suspect we will need payment before Condition 17 (Energy) can be discharged.

As regards Condition 22 (Ecological Mitigation and Enhancement Scheme), you have submitted details of bird and bat boxes but I can not find any information to confirm that the other ecology mitigation / enhancement measures recommended within Chapter 4.0 (Preliminary Prediction of Impacts, Mitigation & Enhancement Measures) of the Preliminary Ecological Assessment, January 2023 are being / will be followed. Can this be clarified.

Regards,

Richard Phillips

Principal Planning Officer

Planning, Regeneration and Environment

Central Services

Hillingdon Council

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Hollie Muir,
Architect

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