



Bird Hazard Management Plan

For the:

Learning and Teaching Centre

At:

Brunel University London
Kingston Lane
Uxbridge
Middlesex
UB8 3PH

March 2020

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Planning Application ref: 532/APP/2018/3375

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Introduction

The development proposals are to provide a new Learning and Teaching Centre (LTC) at Brunel University London. The proposed LTC will have 7,210 sqm of floor space over seven floors and will include the following facilities:

- Group Study Spaces;
- Informal/Social Learning Spaces;
- Formal Teaching & Learning Spaces;
- Academic Support Space;
- Kitchen and store;
- Catering & Dining Areas; and
- WCs

The Approved Development was considered by London Borough of Hillingdon (LBH) under 532/APP/2018/3375, which describe the proposal as *“Erection of a new 7 storey 7,685m2 learning and teaching centre (Use Class D1) with associated landscaping and access works, involving the demolition of the existing John Crank building.”*

The building will provide a hard paved terrace at level 5 for external social learning and the opportunity to host small social events. A green sedum roof with PV arrays is provided above level 7.

As this may be an area where potential bird nesting may occur, a bird hazard management plan will be implemented taking into consideration nearby airports.

Uxbridge is located in the west of London. The nearest airport is the RAF Northolt Airport. RAF Northolt is a Royal Air Force station located 2.3 miles east by northeast of Uxbridge in the London Borough of Hillingdon. Approximately 6.2 miles north of London Heathrow Airport, RAF Northolt Airport also handles a large number of private civilian flights. This plan recognizes the potential issues and will take the necessary action to mitigate the risks.

Planning Condition

As part of the Planning Application a decision notice was issued by LBH which requires the submission of a strategy to prevent the roosting and breeding of hazardous bird species. Condition 23 stated:

The development shall not commence until details of measures to prevent the roosting and breeding of hazardous bird species on the roof of the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The measures shall include the following:

- *Site managers to monitor birds on site*
- *Undertake bird control (using appropriate licenced means) to prevent nesting birds ie nest and egg removal*
- *Ensure that the roof space is not exploited by hazardous birds such as roof nesting gulls*
- *Ascertain the roof is accessible for personnel engaged in bird control activities.*

The measures as approved shall be provided on site, prior to the occupation of the proposed development and thereafter retained on site.

REASON

To avoid endangering the safe operation of aircraft through the attraction of birds in compliance with Policy A6 of the Hillingdon unitary Development Plan.

Bird Hazard Management Plan

The roof design of the LTC has taken into consideration the potential risks of bird nesting including hazardous birds such as roof nesting gulls. Because of this;

- The roof overhang has been kept to a minimum
- The design allows all areas of the roof to be viewed for regular inspection
- The exposed plant area will be netted
- A log will be kept of the bird numbers and species utilising the roof.
- Roof inspections will be undertaken incorporating higher frequency during the nesting period.
- The campus will be kept free of litter to avoid attracting birds.

The above factors will all contribute to deterring bird activity. With regular inspection we hope to identify any nesting, roosting and loafing.

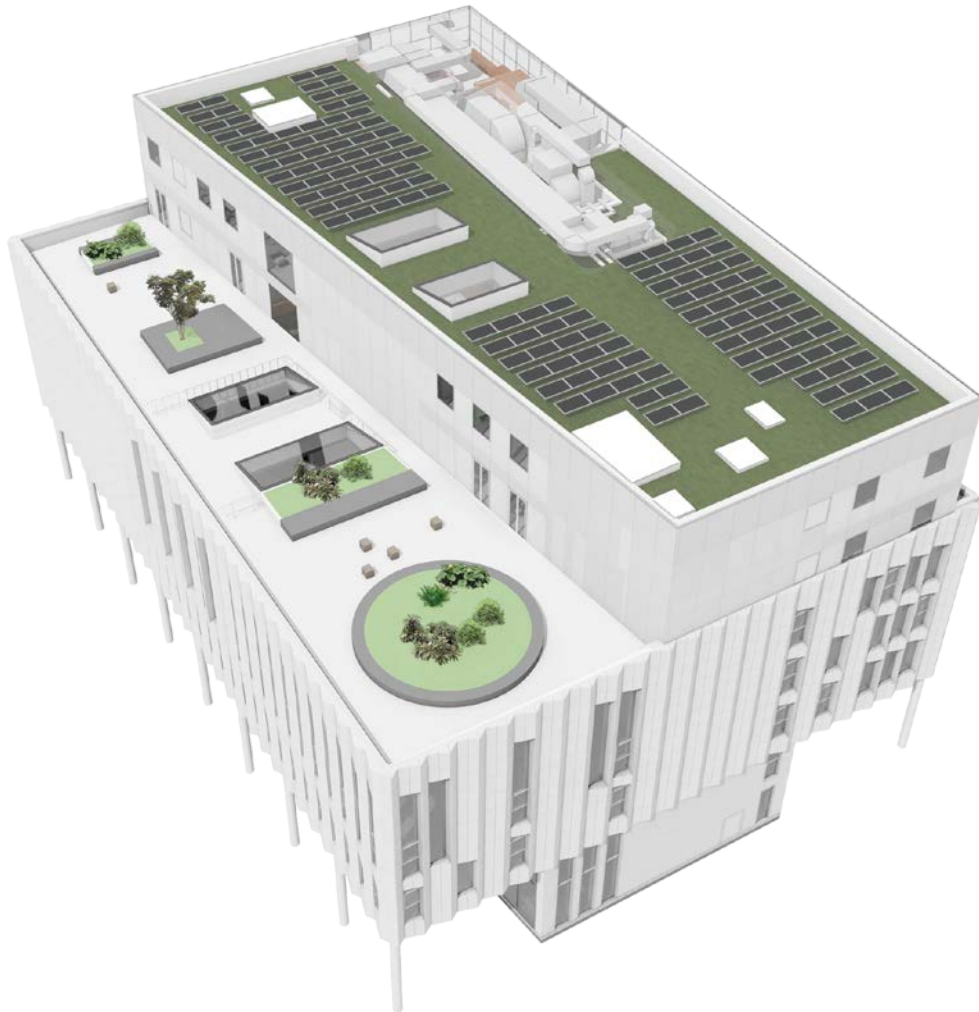
Access to the roof is available through a stair through the 6th floor plant enclosure. This will facilitate regular inspections.

If we detect any bird activity Brunel University will;

- Disperse any bird activity in line with Natural England guidelines and procedures with the appropriate licences.
- Undertake nest and egg removal
- Disperse any bird activity at the request of the British Airways Authority (BAA) operations staff
- Consider the employment of further deterrent measures if the bird activity starts to cause a major concern
- Inform the required parties if bird numbers increase and bird scaring methods are not proving effective

Appendix A

Proposed Development



Roof Plan

