

Ark Data Centres Limited
Spring Park
Westwells Road
Hawthorn
Corsham
Wiltshire
SN13 9GB



18 December 2024

RE: Union Park UP4, North Hyde Gardens, Hayes

Ecology Solutions have been commissioned by Sweet Project Holdings Limited to provide a letter for the planning notification for on-site building demolition at Union Park, North Hyde Gardens, Hayes. A Section 80 demolition application has been submitted and the planning notification is submission is to follow. A formal letter is required for this, detailing whether the on-site buildings can be demolished with regard to bats and birds.

Union Park is being re-developed and three data centre blocks, entitled UP1, UP2 and UP3 are currently under construction. A further data centre block (UP4) is now proposed to the west of the wider Union Park site. This letter relates to the UP4 development site, specifically the two on-site buildings (B1 and B2) (see Plan ECO2).

The buildings were appraised for their potential to support roosting bats in October 2024. This included both an internal and external inspection for evidence of bats and / or the animals themselves.

Building B1 is split into two sections: Buildings B1a and B1b. Building B1a is a two-storey structure constructed from brick. It has a shallow pitched roof, formed of corrugated metal sheeting. The building is in good condition overall, with no damage to brickwork observed during the survey. Internally, the building is in regular use as offices. Building B1b is a three-storey industrial warehouse with two metal roller doors on the southern, western and northern aspects. The building has a shallow pitched roof of corrugated metal sheeting with skylights. Externally, the building is clad in metal panelling with a corrugated metal skin along the bottom. The building is in good condition overall with no slipped or missing metal panels noted. Internally, the warehouse is operational, in regular use and well lit. Building B2 is located in the east of the site and is a prefabricated three-storey unit constructed from metal. The structure has a flat roof, in use as development offices.

The buildings within the site are not suitable for roosting bats, on account of their structure and lack of Potential Roosting Features (PRFs). They are in good condition and regular use. The buildings on-site can be demolished without a bat licence granted by Natural England.

It is recommended that Building B1b is demolished outside of the nesting bird season on account of Feral Pigeon being recorded here during the October 2024 survey. This species will often nest year-round. Therefore, demolition of this structure may need to be undertaken using the Natural England General Licence (GL41). This licence allows the killing of specific bird species, and allows the damage, removal or destruction of their nests and eggs. It is noted that this licence can only be used to preserve public health and public safety, and the terms and conditions of the licence must be adhered to.

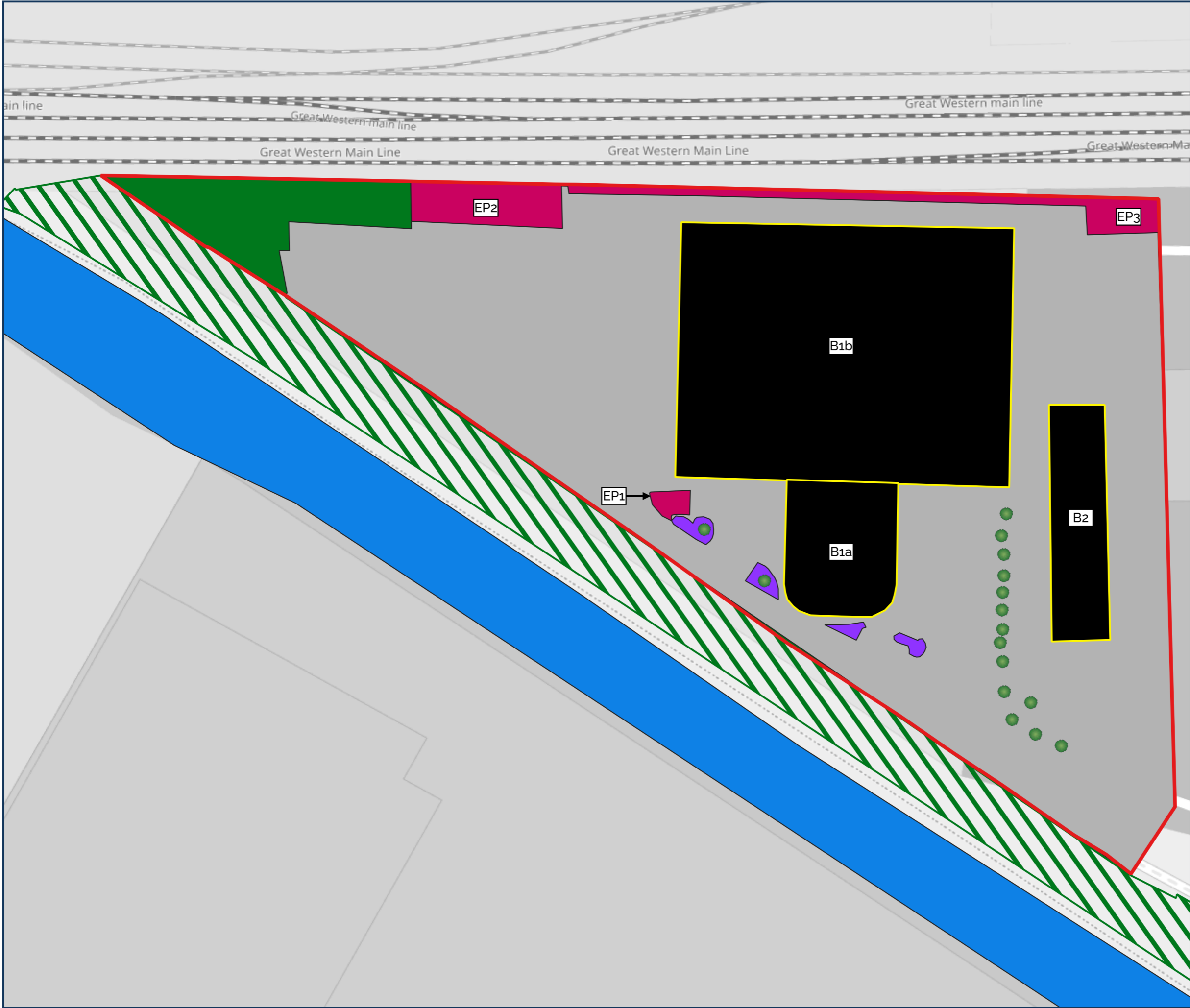
We trust the above is clear, but should you have any questions or queries please do not hesitate to contact us.

With kind regards,

Adam Dixon (on behalf of Ecology Solutions)

Senior Ecologist

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KEY:

SITE BOUNDARY

DEVELOPED LAND;
SEALED SURFACE

INDUSTRIAL BUILDING

OTHER BROADLEAVED
WOODLAND

RUDERAL OR EPHEMERAL

INTRODUCED SHRUB

INDIVIDUAL TREE

OFFSITE HABITATS

GRAND UNION CANAL

OTHER BROADLEAVED
WOODLAND

ECOLOGY
SOLUTIONS

LANDSCAPE, MITIGATION & BIODIVERSITY
A PHENNA GROUP COMPANY

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11746: UNION PARK, UP4,
NORTH HYDE GARDENS, HAYES

PLAN ECO2: ECOLOGICAL
FEATURES

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