



Construction Environmental Management Plan

14 Stanley Road

Condition 14 (77993/APP/2023/3341)

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snap shot of the species that were present at the time of the surveys only.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

Background

1.1 The Ecology Partnership was commissioned by Nikesh Shah to produce a Construction Environmental Management Plan (CEMP) for land at 14 Stanley Road, Hillingdon, Northwood, HA6 1RG, hereafter referred to as the 'site', to discharge condition 14 of the planning permission.

Condition 14 – RES19 Ecology

"No development shall take place until the following details of have been submitted to and approved by the Local Planning Authority:

- *A Dusk Emergence & Dawn Re-entry Bat Survey including details of any ecological mitigation and habitat enhancements and a site plan showing their location;*
- *In the event that the Dusk Emergence & Dawn Re-entry Bat Survey discovers any bat roosts, a copy of a European Protected Species Mitigation Licence (EPSML) (under the 2010 Regulations) issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified development to go ahead.*
- *A Construction Ecological Management Plan (CEMP); and*
- *A Landscape and Ecology Management Plan (LEMP).*

Thereafter, the development shall be implemented only in accordance with the recommendations detailed in the approved Preliminary Ecological Appraisal Report (v1.0, 06/09/2023, ROAVR), Drawing Number 23 which includes undertaking a A Schwegler 1FF Bat Box, and the Dusk Emergence & Dawn Re-entry Bat Surveys, the CEMP and the LEMP.

The development shall be carried out in accordance with the Natural England licence and all mitigation measures and habitat enhancements shall be fully installed before occupation and retained in full accordance with the approved details.

2.0 Existing Ecological Features

2.1 The site includes limited ecological features. A Preliminary Roost Assessment was previously undertaken by ROAVR Group on 18th August 2023 in which the house (building B1) was considered to support 'low' suitability for roosting bats due to the presence of several PRFs which include gaps in external and internal brickwork, slipped roof tiles, lifted lead flashing, and gaps between internal felt lining and roof.

2.2 A single dusk emergence survey was conducted on the house on 15th May 2024. No bats were recorded emerging from the house during the emergence survey and therefore the building does not support roosting bats.



Figure 1: Site red line boundary.

3.0 Roles and Responsibilities

Ecologists

3.1 The Ecology Partnership will be the Ecological Clerk of Works (ECoW) and will be present on site when appropriate to monitor work so that no wildlife comes to harm and also to provide advice to site workers about best practices. The ECoW duties include, but are not limited to:

- Monitoring site works;

- Provision of status reports and updates as necessary;
- Provision of advice and liaison with workers on site as necessary;
- Identifying environmental risks and developing appropriate environmental controls;
- Delivery of environmental training for site personnel and sub-contractors;
- Moving wildlife found within the works area to a safer area;
- Liaison with client.

3.2 If an occasion arises which requires advice about a wildlife issue, then the Ecology Partnership's office can be contacted on: **01372 364 133**.

Site Workers

3.3 It is expected that all site workers will act responsibly whilst on the development site and adhere to the wildlife protection zones. All site workers will be briefed on ecological issues with regards to fence lines, working practices, protection zones and timings by the site manager. All site workers will receive a Tool Box Talk (TBT) in relation to breeding birds, badgers, and Biodiversity Protection Zones (BPZ) that may be found on site. It will be the site manager's responsibility to ensure that this is undertaken.

3.4 All site workers are expected to dispose of litter in the bins provided; report fence damage immediately and report any protected species found within the construction work areas.

3.5 Under **NO** circumstances must site workers:

- Clear any scrub or trees without the supervision or permission of the ecologist;
- Dump material in fenced off areas/uncleared areas and 'biodiversity protection zones';
- Move or damage fences without consent of the Ecologist;
- Enter fenced off areas ('biodiversity protection zones');
- Have fires or stone materials in areas not previously agreed;
- Handle or catch animals (unless the animal is in immediate danger);
- Remove or disturb wildlife boxes.

3.6 If any site worker is unsure of any of the above points, they must refer to the site manager or the site ecologist.

4.0 Risk Assessment - Construction Activities

4.1 The following potentially damaging activities may occur on site without mitigation:

- Site clearance that may kill or injure a wild bird and small mammals.
- Site clearance that may disturb/damage a bird's nest and or eggs and small mammals.

5.0 Practical Measures - Biodiversity Protection Zones (BPZ)

5.1 Vegetation removal will be undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest.

5.2 Whilst no badgers were identified being on site, there is potential for small mammals to be disturbed or become trapped within open excavations/holes/trenches on site. As such measures for sensitive working practices are detailed below.

5.3 As a precaution, the following best practice guidelines should be followed:

- Any trenches or excavations on site should be either covered over at night or a plank of wood placed in to allow any mammals to escape if they were to accidentally fall in. A ramp sloped end to an excavation can also be left, to provide means of escape, the slope should be gentle enough to provide a means of escape;
- Any open pipes or conduits laid should be blocked off each night to prevent mammals from entering them;
- Construction work should only take place between dawn and dusk with no late evening work. This will reduce possible disturbance to mammals as they emerge to forage and also reduce the risk of traffic casualties from late working site traffic;

5.4 If any fox or rabbit holes are found on site, it is recommended that these animals be humanely excluded, to ensure no offence is committed under the Wild Mammal

(Protection) Act 1996, during demolition and site clearance. A specialist contractor should be employed to carry out this work.

Pre-Construction

5.5 The retained trees within and adjacent to the site will be designated a Biodiversity Protection Zone (BPZ). This will aim to prevent impacts on this retained habitat and species.

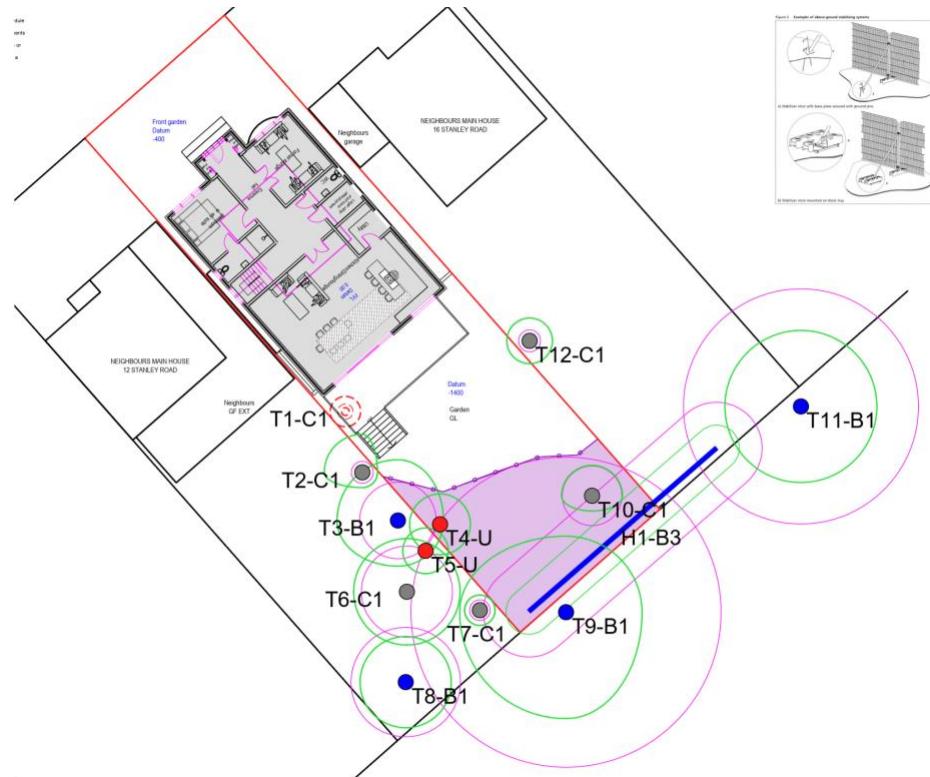


Figure 6: Biodiversity Protection Zone (BPZ) purple line.

5.6 Before any large machinery can operate within the site, the BPZ will be fenced with Heras fencing. Signs will be erected along the length of the fence line informing construction workers of these protection zones and that they must not be entered at any time (see Appendix 1). There will be no storage of materials in these areas and the fence line will not be moved once erected unless for habitat enhancement work.

During Construction

5.7 The protection zones will be maintained throughout the construction period of the bungalow. The BPZ will not be used by heavy plant or for storage of materials during construction. No fires will be lit within or within close proximity of these areas and no

chemicals shall be used within the protection areas. Any fires on site will be within cleared land, and within the construction zone. Any use of chemicals on site will be within the construction zone, using best practice protocol.

- 5.8 Towards the end of the construction process, a new outbuilding will be constructed within the BPZ when construction and groundworks have been completed at which time the protective fencing can be removed which will be done under the supervision of an ecologist.
- 5.9 If any fox or rabbit holes are found on site, it is recommended that these animals be humanely excluded, to ensure no offence is committed under the Wild Mammal (Protection) Act 1996, during demolition and site clearance. A specialist contractor will be employed to carry out this work.

Appendix 1: Ecology Warning Sign

WILDLIFE PROTECTION ZONE

**PROTECTIVE FENCING MUST
NOT BE MOVED**

NO UNAUTHORISED ENTRY

NO MACHINERY

NO STORAGE OF EQUIPMENT

QUERIES SHOULD BE DIRECTED TO THE SITE ECOLOGIST

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