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10387: LAND AT DAWLEY ROAD, HAYES

ECOLOGICAL ENHANCEMENT STRATEGY

Pursuant to Condition 6 of Planning Consent Ref: 8294/APP/2022/2576

Introduction

1. This Ecological Enhancement Strategy (EES) has been produced by Ecology Solutions Limited on behalf of Prologis to discharge Condition 6 of the planning permission (reference 8294/APP/2022/2576) for Land at Dawley Road, Hayes, hereafter referred to as the site.

2. The wording of Condition 6 is outlined below:

"Prior to the commencement of above ground works, an ecological enhancement scheme, based on the recommendations of the Ecological Assessment, June 2022 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme."

3. The information set out within this EES provides clarity regarding the ecological enhancement measures which will be delivered as part of the proposed development, to provide the local planning authority with sufficient information to discharge this planning condition.

4. This document should be read in conjunction with the Ecological Assessment produced by Ecology Solutions (document reference: 10387.EcoAss.vf), the Landscape Concept Plan (BCA Design, drawing no: DAW-BCA-ELS-XX-DR-LA-2285-22-03-S5) and the Soft Landscape Works Maintenance and Management Plan (LMMP, BCA Design, document reference: 2285-21-RP02).

5. Further information relating to measures which will be implemented during the construction phase are outlined in the Construction Environmental Management Plan (Biodiversity) (CEMP: Biodiversity), also produced by Ecology Solutions (document reference 10387.CEMP.vf). Whilst the focus of these measures is to protect and safeguard ecological receptors from harm, a number of elements will deliver biodiversity enhancements. It is therefore recommended that this document should be read in conjunction with the CEMP (Biodiversity).

Enhancement Strategy

6. The following section outlines the key environmental enhancement measures which will be delivered under the proposals.

Habitats

7. As outlined in the Ecological Assessment, the vast majority of the application site comprises exiting built form with habitats of relative greatest biodiversity value within the context of the application site including areas of amenity grassland, small areas of scrub and ornamental vegetation. These habitats support a limited range of common and widespread species.
8. Under the development proposals the majority of existing habitats will be retained, particularly the habitats adjacent to the Grand Union Canal to the north of the application site, including areas of scrub, hedgerows, and treelines.
9. Furthermore, as illustrated on Landscape Concept Plan, new tree and ornamental shrub planting will be provided within existing planting beds adjacent to the existing retained building. This will include native and non-native flowering plant species which will provide new opportunities for invertebrate species, and subsequently new foraging opportunities for bats and birds within the site.
10. The implementation of suitable long-term management of retained and new planting will ensure that habitats at the site can achieve and are maintained in a desirable ecological condition.
11. As outlined within the LMMP, retained vegetation adjacent to Grand Union Canal will be subject to selective coppicing and vegetation thinning on a rotational basis as required to achieve a diverse age structure.
12. Regular checks of new planting will be undertaken during the establishment phase, with replacement planting undertaken if specimens do not survive.
13. Where required, weeding will be undertaken by hand or if necessary, through the sensitive use of Glyphosate based chemicals. Cuttings should be removed immediately from site.
14. Ongoing management will be undertaken with regard to the presence of nesting birds, either outside of the nesting bird season (March – August inclusive) or following to a nesting bird check undertaken by a suitably qualified ecologist which confirms that there are no nesting birds within the area to be affected.
15. Regular health checks of newly planted trees and shrub species will be made during periods of dry weather to ensure that trees are not affected by drought and in order to conduct pruning of dead / damaged branches as required.

Bats

16. As outlined in the Ecological Assessment submitted as part of the application planning permission, there are no existing buildings or trees present within or in close proximity to the site which provide potential opportunities for roosting bats.
17. To provide an enhancement for this group, new bat roosting boxes will be provided on the retained buildings within the application site.

18. Guidance with regard to the installation and siting of bat boxes is provided by the Bat Conservation Trust. In order to ensure that bats can first find new bat boxes and are subsequently likely to use them for roosting, the guidance notes that boxes should not be placed in locations which are subject to artificial lighting. Regard also needs to be given to locations where bats would not need to traverse well-lit areas in order to access boxes.
19. The guidelines recommend that boxes should also be installed on various aspects in order to provide variation in microhabitats and maximise their appeal to roosting bats.
20. Bat boxes can be installed either on existing mature trees or alternatively attached to new buildings. The guidance states that boxes are more likely to be utilised for roosting where there is a good mixture of foraging habitat in close proximity, and in particular where they are located close to unlit linear features such as treelines and hedgerows.
21. In light of this guidance, a total of 3 Schwegler 1FF bat boxes will be incorporated on the exterior of the retained building, as illustrated on Plan ECO1. This box type is constructed from woodcrete, which provides optimal internal conditions for bats and provides opportunities for a range of bat species.
22. Bat boxes will be installed in locations in close proximity to existing vegetation and the Grand Union Canal. Boxes shall not be located adjacent to artificial lighting to maximise the likelihood of use.
23. The precise locations for new bat boxes on trees shall be confirmed on the ground by a suitably qualified ecologist to ensure that they are placed in optimal locations. Installation shall be undertaken (or overseen) by a suitably qualified ecologist, with boxes to be installed as high as possible to minimise the risk of vandalism, theft, and predation (e.g., from cats).

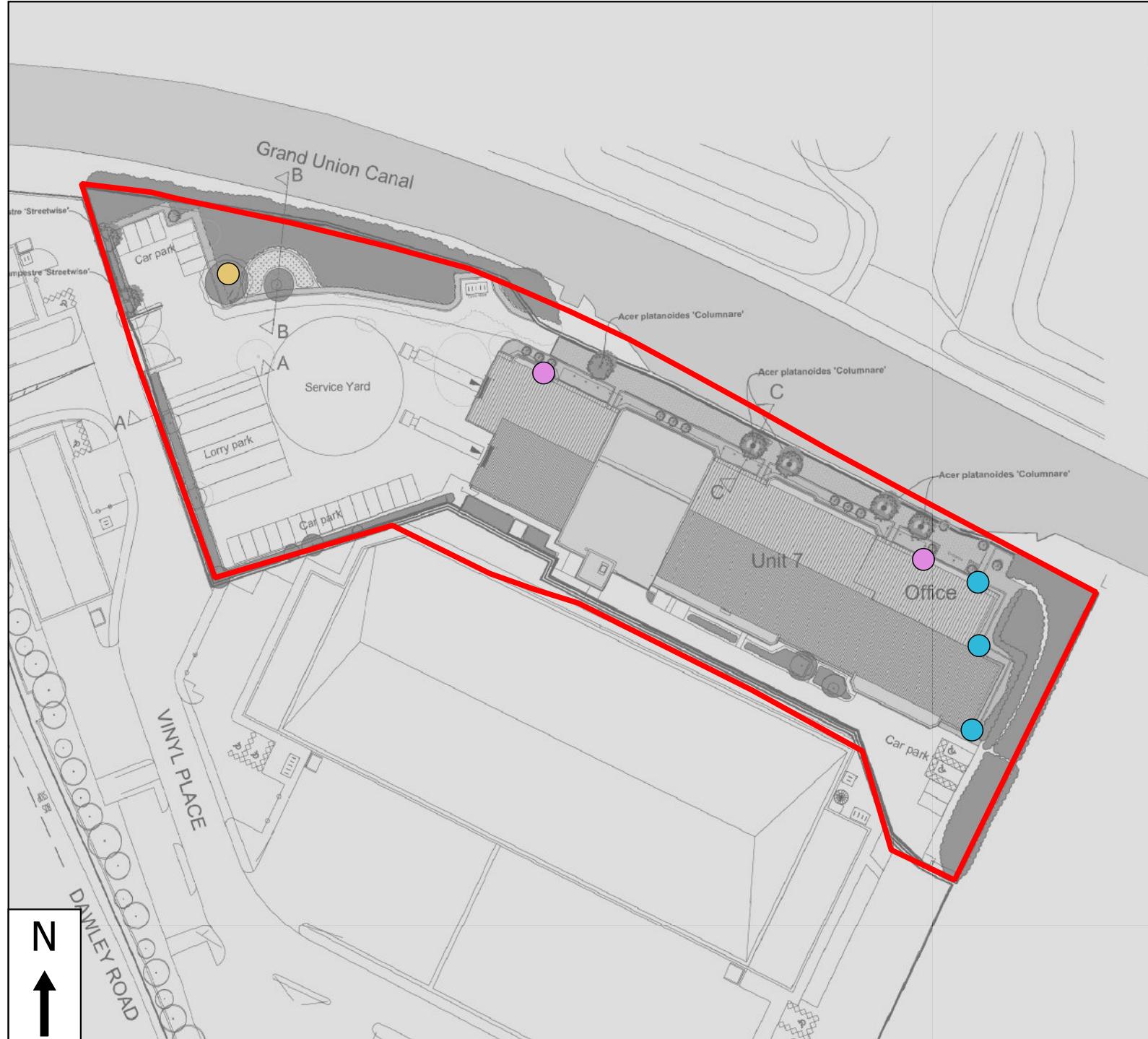
Birds

24. As outlined in the Ecological Assessment, new bird nesting boxes will also be installed throughout the site on the retained building and suitably mature retained trees. A total of two swift boxes will be provided, in addition to two new starling nest boxes.
25. Swift Nest Boxes (No. 17 Schwegler Swift Nest Box) will be mounted to existing external walls of the retained building. Boxes will be situated on buildings in close proximity to retained and newly created habitats and will be installed as high as possible, to ensure that they are attractive to birds and to minimise the potential for disturbance and harm.
26. In addition, two new Schwegler 3S Starling nest boxes will be provided on a suitably mature tree within or adjoining the development (two per tree); indicative locations are also shown on Plan ECO1.
27. By proving various box types, sited within existing mature vegetation and in close proximity to species-rich new habitats, this is likely to be beneficial to the wider bird assemblage.
28. As with bat boxes, the precise locations of bird nesting boxes to be installed on trees shall be confirmed on the ground by a suitably qualified ecologist, with boxes

to be installed as high as possible to minimise the risk of vandalism, theft, and predation.

PLANS

PLAN ECO1
Ecological Enhancement Plan



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PLAN ECO1: ECOLOGICAL
ENHANCEMENT PLAN

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