

REPORT

Unit 6 Post Occupation Ecology Report, Butterfield Park, Luton

Client: Henry Boot Developments

Reference: PB5985-RHD-ZZ-XX-RP-Z-0002

Status: S0/P01.01

Date: 10 December 2020

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Classification

Project related

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1 Introduction

A planning application (reference 18/01639/FUL) for the erection of a commercial unit comprising B8 (storage and distribution) together with associated car parking, landscaping, access lighting and other works for a site in Butterfield Park, Luton (herein referred to as the Site) was submitted to Luton Borough Council. Planning consent was subsequently granted by Luton Borough Council subject to conditions.

This document has been prepared on behalf of Henry Boot Developments to confirm that the ecological mitigation measures outlined in the November 2018 Ecology Report (Royal HaskoningDHV, 2018) have been implemented. This document is required to satisfy the requirements of Planning Condition 14 of the planning permission 18/01639/FUL. It has been prepared in accordance with current good practice and in line with all relevant environmental legislation. This planning condition states that:

Planning Condition No.14:

All ecological measures and/or works shall be carried out in accordance with the details contained in the submitted Ecology Report prepared by Royal HaskoningDHV dated 18 November 2018 prior to the occupation of the building hereby permitted. Within three months of the first occupation of any employment unit hereby approved, an ecological site inspection report shall be submitted to and approved in writing by the Local Planning Authority.

2 Ecological Measures and their compliance

The ecological mitigation measures specified in the 2018 ecology report (Section 5 of the 2018 report) are provided in **Table 1**, along with a statement outlining how each ecological mitigation measure has been satisfied is also provided. Where an ecological mitigation measure has not been satisfied, a statement as to the reasoning for this is also provided.

Table 1 – Ecological mitigation measures and evidence of their compliance

Ecological Receptor	Mitigation Measure Requirements	Evidence of compliance
Badgers	Provision of a tool box talk (to include legislation, location, field signs to look for etc.) to all site personnel with regards to badgers.	An ecological tool box talk in respect to badgers was presented by the contractor's site manager to all site personnel prior to the commencement of construction works.
	Ensuring all open excavations are covered when not working on site or overnight. Where this is not possible, exit routes will need to be provided.	The site manager has been trained in environmental management and environmental awareness. Copies of the contractor's company check forms, environmental plan, company guidance document and the site manager's CV, along with a copy of the

Ecological Receptor	Mitigation Measure Requirements	Evidence of compliance
		<p>delivered tool box talk is provided in Appendix A1.</p> <p>All open excavations were covered with plyboard at the end of each working day to prevent entrapment of any animals. These areas were checked every evening as part of the contractor's excavation checks and also weekly, as part of their Site, Health & Environment (SHE) inspections, in which, ecology control measures form part of the check sheet.</p>
Bats	Provision of a tool box talk to all site personnel with regards to bats (to include legislation, field signs to look for etc.).	An ecological tool box talk in respect to badgers was presented by the contractor's site manager to all site personnel prior to the commencement of construction works.
	Use of low-pressure sodium lighting that will be located away from areas identified as being suitable for bats.	The site manager has been trained in environmental management and environmental awareness. Copies of the contractor's company check forms, environmental plan, company guidance document and the site manager's CV, along with a copy of the delivered tool box talk is provided in Appendix A1 .
	New lighting requirements to be designed in accordance with bat guidance.	
	Inclusion of bat bricks or boxes within proposal, in combination with additional planting to attract insects.	The lighting design for the proposed development was undertaken by a specialist lighting consultant who took the necessary ecological considerations into account for bats (and birds). A copy of the as built drawing detailing the lighting design, which was developed by the contractor's lightning consultant based upon

Ecological Receptor	Mitigation Measure Requirements	Evidence of compliance
		<p>the considerations noted with the 2018 ecology report.</p> <p>No bat bricks or boxes have been included within the building as part of the consented development due to this not being feasible. However, bat boxes have been included within the area of landscape planting (trees) to the west of the buildings. Furthermore, the proposed landscaping specification includes pollen, nectar and berry bearing species which will provide a food source for bats (and birds).</p>
Reptiles	Implementation and adherence to a reptile sensitive clearance methodology (under ecological supervision) during construction works.	A pre-construction survey prior to any tree/vegetation removal was undertaken by the contractor's ecologist. The findings of which are presented within the technical note provided in Appendix A1 . Furthermore, the recommendations from the pre-construction survey formed part of the RAMS for the tree/vegetation removal.
Birds	Retainment of existing vegetation identified to be suitable for nesting birds	All areas of vegetation requiring removal to enable the works, was undertaken out outside of the nesting season and in accordance with the considerations noted within the 2018 ecology report.
	Should vegetation require removal, this will be undertaken outside of the nesting bird season	
	Incorporation of enhancement measures for birds such as bird boxes	



Ecological Receptor	Mitigation Measure Requirements	Evidence of compliance
		No bird boxes have been installed as part of the consented development due to this not being feasible. However, the proposed landscaping specification includes pollen, nectar and berry bearing species which will provide a food source for birds (and bats).

3 Conclusion

The ecological mitigation measures in respect to badgers, bats, reptiles and birds that were specified in Section 5 of the 2018 Ecology Survey Report have been implemented. Evidence to demonstrate their compliance is provided in **Table 1** and **Appendix A1**, which fully satisfies the requirements of Planning Condition 14 of the planning permission 18/01639/FUL.



A1 Supporting evidence to demonstrate compliance with ecological requirements.



Arborcare
Unit N
Shangri-la Farm
Todds Green
Stevenage
Hertfordshire
SG1 2JE

Wildlife Disturbance Assessment

To be completed if ever it is suspected that the tree(s) could be a habitat for wildlife

Inspected for signs of activity found

Site Address	Marbank Butterfield Business Park Luton		
Date of Visit	16/6/20	Species	Ash
Site Inspected By	[REDACTED]	Height	70 feet
Tree Number	Unknown	Age Class	Mature

Site Condition: (Tick as appropriate)

Residential	Commercial	Industrial	<input checked="" type="checkbox"/> Park
Garden	Open Space	Woodland/forest	Single tree

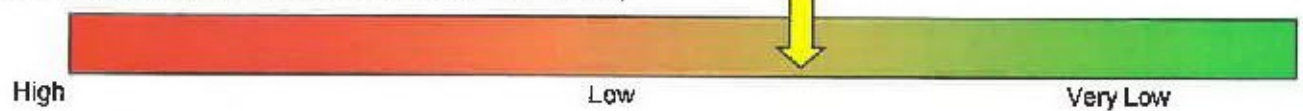
Potential Habitat for Wildlife Presence: (Tick as appropriate)

Woodpecker holes	<input checked="" type="checkbox"/> Rot holes down	Rot holes up	Cavities	<input checked="" type="checkbox"/> Loose bark
Crevices	<input checked="" type="checkbox"/> Bird/bat boxes/nests	Cracks	Split/broken limbs	Ivy/dense tree canopy

~~Inspected and no signs of activity found~~
Signs of Wildlife Presence: (Tick as appropriate)

Droppings	Wildlife seen/heard	Dark/oily marks at entrance
Use of bat detector	Black staining at potential entrance point	Other

Risk of Disturbance: (Indicate on the scale as appropriate)



Further Action Required: (Tick as appropriate)

Inspect tree further	<input checked="" type="checkbox"/> N/A	Seek qualified assistance	<input checked="" type="checkbox"/> N/A	Notification required	<input checked="" type="checkbox"/> N/A
No further action required	<input checked="" type="checkbox"/>	Carry on with the proposed work	<input checked="" type="checkbox"/>	Other	

Justification: (Justify your decision in respect of further action)

Proceed with proposed work. If further signs become apparent, cease work immediately and report to the office so that qualified assistance can be sought.



Stevenage Office: 01438 726 425 Out of Hours: 07790 035 486
VAT no: 165 1922 08 Company Reg: 847 5024



Kitwave – Construction Area
No Signs or Concerns re Badgers

Heras
Fence

Infinity Lay Down Area

Haul Road

Haul Road

Haul Road

Roof Sheeting On Stop
No Access to Unauthorised Personnel

Haul Road

Haul Road

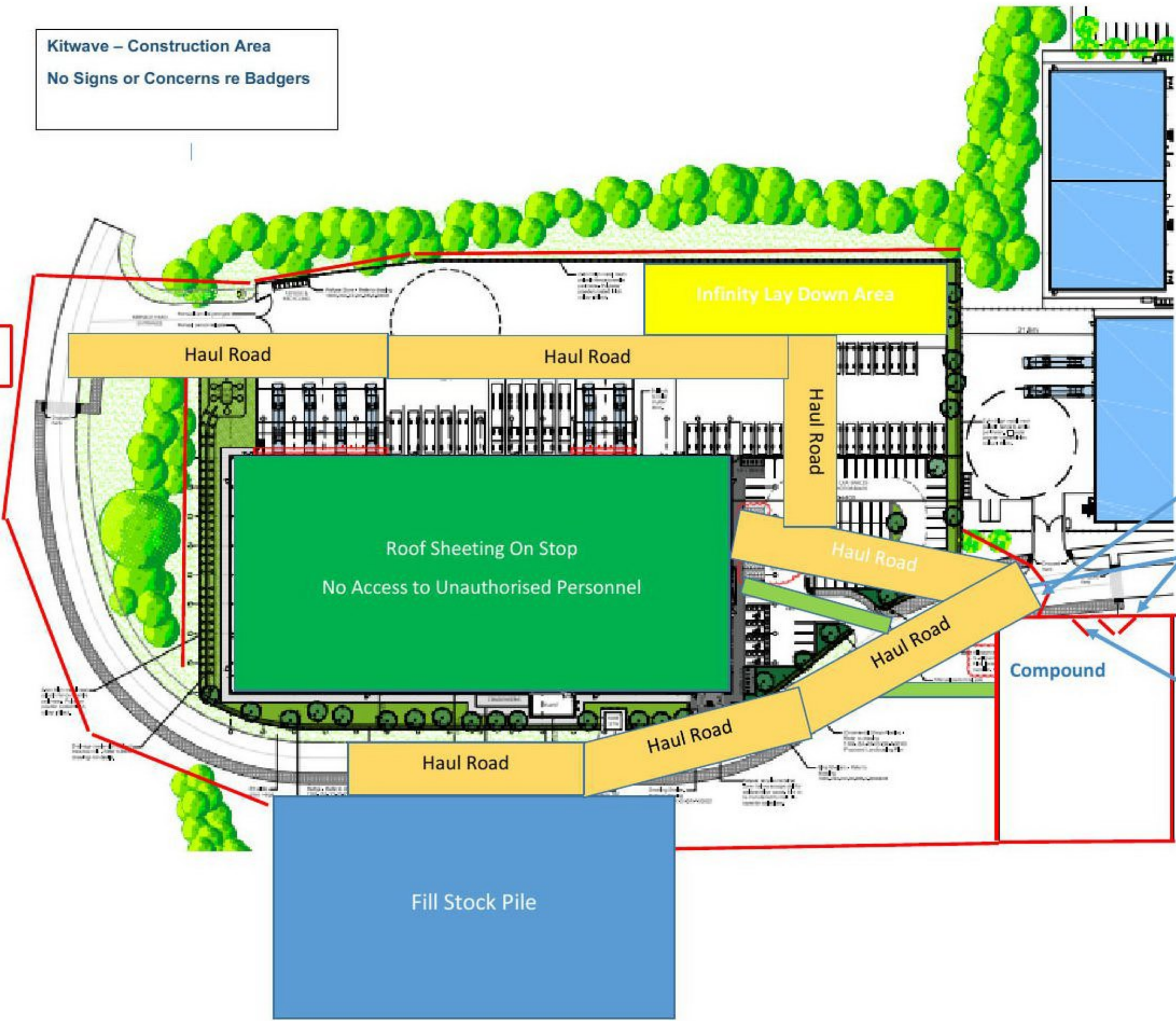
Haul Road

Haul Road

Fill Stock Pile

Compound

- Delivery gate
- Car Park Gate
- Deliveries
- Haul Road to Building footprint
- Pedestrian Gate



Bats

What?

- there are 15 (17 breeding) species of bat in the UK and all are protected by law
- because so many bats are endangered, both UK and European legislation gives them complete protection
- they tend to return to the same roosts each year, so these sites are also protected whether the bats are present or not
- the most common UK bat is the Pipistrelle. It is only 40 mm long and weighs about 5 grams.

Identification

- places where bats may be found include holes and cracks in trees, roofs and walls of houses and buildings, under bridges, underground in caves and old railway tunnels
- every building and mature tree is a potential bat roost. Smooth, stained areas may be found around the entrance to roosting sites
- look out for bat droppings – dark brown or black, about 4 to 8 mm in length, they look like mouse droppings but crumble easily, as they are made up of insect fragments. In well-established roosts, droppings may be several centimetres deep
- other signs include a sharp characteristic odour and large numbers of moth wings discarded by feeding bats
- bats can crawl into holes only 15 mm wide.

Why?

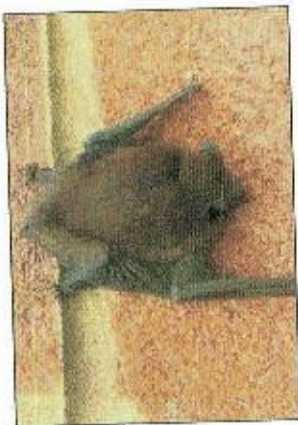
- avoid prosecution:** it is a criminal offence for anyone without a licence to:
 - kill, injure or handle a bat
 - possess a bat (whether alive or dead)
 - disturb a roosting bat
 - damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not
 - breaking the law can lead to fines of up to **£5000 per bat** and/or **up to six months in prison.**

Do

- if a bat or a bat roost is found on site, stop all works in the area **IMMEDIATELY** and inform a line manager.

Don't

- try to touch or handle a bat. They are very delicate and this can cause them serious harm – it is breaking the law.



Title: **TOOLBOX**

Given by: **F. ACOBAN** Date: **03/02/2020**

Site: **C595 LUTON, LU282LK,**

Name	Company
F. ACOBAN	MARSANIC
S. FRASER	Marbark
EDD FURN	BSJ
M. KADIC	MSX
MIC SHIMA	GMBL

Questions

- Where are signs of bats expected to be found?
- What tell-tale deposits will help identify bat roosts?
- If it is suspected that bats are present, what should be done?
- Where might bats be seen on this site?

