

Construction Ecological Management Plan

Hoyle Road, Hoylake, Wirral

16th May 2022



**Tyler
Grange**

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Section 1: Introduction and Coverage

- 1.1. This report has been prepared by Tyler Grange Group Ltd. on behalf of Blue Oak Estates and provides a Construction Ecological Management Plan (CEcMP) in respect of a new residential development at the above site (planning reference 21/00963), which will hereinafter be referred to as the site. The site is centred at approximate grid reference SJ 219, 897.
- 1.2. This CEcEMP provides details of the ecological mitigation required for compliance with **condition 7** of the above planning consent and will be submitted to Wirral Council for approval. The condition states:

“No development hereby approved shall take place (including ground works and vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority.

The CEcMP shall include, but not limited to the following:

- a) *Risk assessment of potentially damaging construction activities*
- b) *A pre-commencement check for hedgehogs.*
- c) *Identification of “biodiversity protection works” / Reason Avoidance Measures (RAMs) including but not limited to:*
 - i. *The working area, together with any storage areas, being kept clear of debris, and any stored materials being kept off the ground on pallets to prevent amphibians from seeking shelter or protection within them;*
 - ii. *Any open excavations (e.g foundations / footings / service trenches etc) being covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets being covered with a thick layer of topsoil or similar) to prevent amphibians from seeking shelter beneath them.*
 - iii. *Any excavation being in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians.*
 - iv. *Any open pipes being temporarily capped at the end of each working day to prevent any animals gaining access.*
 - v. *Any holes or trenches left open overnight being either be covered at the end of each working day and/or include a means of escape (sloped banks or ramps) in case any hedgehog should fall in.*
 - vi. *All building materials being stored so that hedgehogs cannot access them.*
 - vii. *The use of chemicals (such as herbicides & fertilisers) being avoided wherever possible. Should any chemicals be used and stored on site these should be kept in secure compounds away from access by animals. Any obvious hedgehog paths to be left clear of obstruction.*
 - viii. *All the property boundaries allow for the free movement of wildlife both during & after construction.*



ix. Protective fencing being erected surrounding the construction site during the building work to prevent badgers from entering the site

- d) A precautionary working method statement requiring removal of invasive species and excavation by hand tools. Corms/root systems and cuttings to be disposed of at a licenced waste management facility.*
- e) The locations and timing of sensitive works to avoid harm to biodiversity features (e.g. should only take place between 8am and 6pm daylight working hours and starting one hour after sunrise and ceasing one hour after sunset)*
- f) Responsible persons and lines of communication*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person*
- h) Use of protective fences, exclusion barriers and warning signs*
- i) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works*
- J) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)*

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To adequately demonstrate biodiversity and highway safety is safeguarded"

- 1.3. The location of the site is shown on the plan provided in **Appendix 1**. The works for which consent is being sought consists of demolition of an existing building and the erection of a residential development with associated means of access, site infrastructure, car parking and landscaping.



Section 2: Scope of Construction Ecological Management Plan (CEcMP)

- 2.1 Using information gathered from the following sources, a list of potential ecological constraints was identified:
- Preliminary Ecological Appraisal Report 46 Hoyle Road, Hoylake, Wirral CH47 3AQ - Tyrer Ecological Consultants
 - Dusk Survey Results 46 Hoyle Road, Hoylake, Wirral CH47 3AQ - Tyrer Ecological Consultants; and
 - Habitat Regulations Assessment (HRA) 46 Hoyle Road, Hoylake, Wirral CH47 3AQ - Tyrer Ecological Consultants

Risk Assessment

- 2.2 From the above sources, the following potential ecological constraints (risks) for the site were identified:
- Presence of dune grassland containing two plant species of county-wide importance namely wild thyme *Thymus polytricus* and lesser chickweed *Stellaria pallida*;
 - Two invasive plant species three cornered leek *Allium triquetra* and montretia *Crocsmia corcosmiflora*
 - Breeding birds; and
 - Wintering / passage birds forming part of the Mersey Narrows and North Wirral Foreshore and Dee Estuary SPAs
 - Potential presence of hedgehogs;
- 2.3 Tables containing the relevant CEcMP measures are provided below in **Section 3**.



Section 3: CEcMP Tables

3.1. Table 3.1 below sets out the relevant potential ecological constraints associated with the Plot H3 and H5 works and any necessary surveys and mitigation to be implemented.

Table 3.1 CEMP

Ecological Feature / Constraint	Purpose of the Mitigation Action	Detail of the Mitigation Action	Responsibilities	Report Reference
Dune grassland habitat	To retain dune grassland habitat as per the landscape layout provided in Appendix 2.	<p>Areas of dune grassland to be retained are marked out. Those to be retained should be fenced off with Heras fencing which should be kept in place for the duration of the development work on site.</p> <p>Areas of dune grassland where turf is to be stripped and translocated should also be marked out and protected until it is ready to be moved.</p> <p>Translocation of the turf should be timed to occur in either October or March which are both outside of the main growing season but should be warm enough to avoid severe frosts.</p> <p>An ecological contractor possessing the relevant turf translocation equipment and experience should be used to undertake the translocation work and should be appointed by the principal contractor prior to the start of works on site for advice on incorporating the translocation into the construction programme and undertake a site visit to understand the translocation requirements prior to the work being undertaken.</p>	<p>Appointed Ecological Clerk of Works (ECoW) responsible for identifying areas of dune grassland to be retained and translocated.</p> <p>Landscape architect and principal contractor responsible for appointing a suitable turf translocation sub-contractor and for ensuring work is executed to a satisfactory standard.</p>	Preliminary Ecological Appraisal Report 46 Hoyle Road, Hoylake, Wirral CH47 3AQ - Tyrer Ecological Consultants
Invasive plant species	To prevent the spreads of invasive non-native species (INNS)	<p>Pre - commencement survey to check for the presence of invasive species (three cornered leek and montbretia noted during phase 1 habitats survey).</p> <p>Where necessary the principal contractor will appoint a suitable invasive species specialist to undertake eradication works noting condition 7 point <i>vii. "The use of chemicals (such as herbicides & fertilisers) being avoided wherever possible"</i>. However, in some instances the contractor has no option but to use herbicides as it can be the most effective method of eradication.</p> <p>Three-cornered leek</p> <p>For small areas the following hand removal methods can be used:</p> <p>Infestations can be removed mechanically by digging, this is easiest done in spring when surface vegetation is present, ensuring that all plant material and bulbs are removed.</p> <p>This may need to be followed by mechanical cutting or (herbicidal treatment) over a number of years to exhaust the seed bank.</p> <p>Waste materials containing the Three-cornered garlic are considered 'controlled' waste and must be disposed of appropriately to a licensed landfill site.</p> <p>Montbretia</p> <p>As above, but it is essential that all the plant material and corms are removed. If corms are broken up or accidentally left behind, they can produce new plants potentially making the problem worse.</p> <p>Excavated material should be removed from site to licensed landfill as controlled waste</p>	<p>Appointed Ecological Clerk of Works (ECoW) responsible for surveys and any subsequent recommendations for removal and disposal mitigation which will need to be implemented by the Principal Contractor.</p> <p>Principal Contractor responsible for liaising with Tyler Grange to programme surveys and work schedule</p>	Preliminary Ecological Appraisal Report 46 Hoyle Road, Hoylake, Wirral CH47 3AQ - Tyrer Ecological Consultants
Hedgehog	To avoid killing / injury of hedgehogs	<p>In advance of any vegetation clearance a survey should be undertaken to check for the presence of hedgehogs. Depending on when vegetation clearance is undertaken any hedgehogs found should either:</p> <p>a) if found outside of the hibernation period be moved by the ECoW to suitable dense vegetation habitat nearby; or</p> <p>b) if found hibernating a hedgehog charity contacted who can take the animal into captivity to be cared for until spring then released.</p>	Appointed Ecological Clerk of Works (ECoW) responsible for surveys and any subsequent recommendations.	Preliminary Ecological Appraisal Report 46 Hoyle Road, Hoylake, Wirral CH47 3AQ - Tyrer Ecological Consultants



Ecological Feature / Constraint	Purpose of the Mitigation Action	Detail of the Mitigation Action	Responsibilities	Report Reference
Breeding birds	To avoid disturbance to birds during the breeding season.	<p>Where clearance works extend into the 'core' bird nesting season (March - August inclusive), a suitably qualified ECoW will undertake a pre-commencement survey of the Plot H3/H5 area and any associated access to check for the presence of nesting birds.</p> <p>If a nest is found an exclusion zone (commensurate with the level of disturbance risk) will be set up and works will avoid the exclusion zone until it has been confirmed by the ECoW that nesting is complete.</p> <p>Some species of bird are known to nest outside of the 'core' nesting period (i.e. between October and February) and as bird nests are protected at all times of year, due diligence must be shown by all contractors when clearing vegetation outside of the 'core' nesting period. If a nest is suspected, work in that area should stop and advice sought from the ECoW.</p>	<p>Appointed Ecological Clerk of Works (ECoW) responsible for surveys</p> <p>Principal Contractor responsible for liaising with ECoW to programme surveys and work schedule.</p>	<p>Preliminary Ecological Appraisal Report 46 Hoyle Road, Hoylake, Wirral CH47 3AQ - Tyrer Ecological Consultants</p>
Wintering / passage birds	<p>As highlighted in the HRA report, the majority of construction activity would fall within the 'no' impact category given the distance from site and the erection of hoarding birds will habituate to regular noise below 70dB.</p> <p>Any greater than this and construction activity could elicit a response which could impact birds, most significantly over winter, when increased flight responses utilise energy resources.</p>	<p>For those operations where noise levels would exceed 70 DB mitigation is proposed.</p> <p>Any noise likely to generate the most noise, such as rock-breaking, pile driving or other percussive drilling will only take place between 1st April and 31st August in any year, which is when the bird species for which the SPA is designated are not present and would not be affected.</p> <p>Additional mitigation measures will be implemented on site to keep noise levels to an acceptable level, they include:</p> <ul style="list-style-type: none"> • Compressors to be silenced or sound reduced models fitted, • All pneumatic tools to be fitted with silencers/mufflers, • Careful erection of scaffolding, to be implemented through toolbox talks, • All plant to be sited so the noise impact at the western boundary is minimised-i.e. any generators to be placed in the south of the site furthest from the site(s); • Sensitive demolition methods, • A pre-start toolbox talk given by the ECoW to discuss the sensitivities of the adjacent bird assemblage; and • Erection of a timber fence around the development site. <p>Monitoring</p> <p>It is recommended that monthly monitoring of noise output immediately beyond the site's north-western western boundary is undertaken for works between September and April. This is to confirm that noise levels beyond the site boundary are not exceeding 70dB(A).</p> <p>If levels in excess of 70dB(A) are being regularly recorded, advice must be sought from a suitably qualified ecologist (SQE) and noise consultant to determine the best course of remedial measures. Such remedial measures may comprise:</p> <ul style="list-style-type: none"> • Altering the type of hoarding to create a more robust acoustic barrier. • Altering working methods; and, • Ongoing supervision of site activity and additional toolbox talks. <p>The results of the monitoring and remedial action must then be reported to the LPA and MEAS for confirmation of adherence to this CEMP.</p>	<p>Principal Contractor responsible for identifying works tasks likely generate noise greater than 70dB.</p> <p>ECoW and principal contractor to agree appropriate mitigation (as listed in column 2).</p> <p>Principal Contractor responsible implementation of mitigation and for general monitoring of noise.</p> <p>ECoW responsible for providing bird observation monitoring as necessary where noise exceeds 70dB.</p>	<p>Habitat Regulations Assessment (HRA) 46 Hoyle Road, Hoylake, Wirral CH47 3AQ - Tyrer Ecological Consultants</p>



Ecological Feature / Constraint	Purpose of the Mitigation Action	Detail of the Mitigation Action	Responsibilities	Report Reference
General Site management and tidiness	To prevent incidental trapping / injury or killing of wildlife.	<p>The working area, together with any storage areas to be kept clear of debris, and any stored materials being kept off the ground on pallets to prevent amphibians or other wildlife such as hedgehogs from seeking shelter or protection within them.</p> <p>Any excavation to be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity or being covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets being covered with a thick layer of topsoil or similar) to prevent amphibians from seeking shelter beneath them.</p> <p>Any open pipes to be temporarily capped at the end of each working day to prevent any animals gaining access.</p> <p>The use of chemicals (such as herbicides & fertilisers) to be avoided where possible. Should any chemicals be used and stored on site these should be kept in secure compounds away from access by animals. Any obvious hedgehog paths to be left clear of obstruction.</p> <p>Property boundaries allow for the free movement of wildlife both during & after construction.</p> <p>The locations and timing of ecologically sensitive works to only take place between 8am and 6pm daylight working hours and starting one hour after sunrise and ceasing one hour after sunset.</p>	Principal Contractor	Planning condition 7 planning reference 21/00963
Compliance and Audit		<p>A written record of all surveys and mitigation interventions is to be kept by the appointed ECoW including dates of site visits and advice provided. Where sub- contractors are used to remove invasive species and for turf translocation it shall be the responsibility of the principal contractor to ensure the work is undertaken to the required standard.</p> <p>Once construction work is complete a report of all surveys and ecological mitigations undertaken shall be produced by the ECoW and provided to Wirral Council as a record.</p>	<p>ECoW to keep written record of surveys and ecological mitigations and for production of a final report of ecological mitigation undertaken during the construction period.</p> <p>Principal Contractor to ensure successful implementation of invasive plant species removal and in conjunction with landscape architect for translocation of dune grassland turf.</p> <p>Principal Contractor to programme surveys and work schedule.</p>	Planning condition 7 planning reference 21/00963



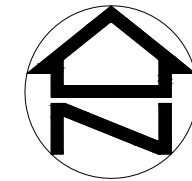
Section 4: Conclusion

- 4.1. Provided the measures provided in Table 3.1 are implemented successfully, the construction works associated with the proposed development would be in conformity with outline mitigation actions set out in planning condition 7 and would ensure compliance with relevant planning policy and legislation.



Appendix 1: Site Layout





0 0.5 1 2 5 10 m



SCALE BAR 1:250

SCHEDULE OF ACCOMMODATION

Apartment 1: 2B4P	101.2m ² / 1,090ft ²
Apartment 2: 2B4P	79.1m ² / 852ft ²
Apartment 3: 2B4P	101m ² / 1,088ft ²
Apartment 4: 2B4P	101.2m ² / 1,090ft ²
Apartment 5: 2B4P	100.6m ² / 1,083ft ²
Apartment 6: 2B4P	101m ² / 1,088ft ²
Apartment 7: 2B4P	94.1m ² / 1,013ft ²
Apartment 8: 2B4P	104m ² / 1,120ft ²
TOTAL	782.2m² / 8,424ft²

ALL APARTMENTS EXCEED THE FLOOR AREA REQUIREMENTS OF NDSS 2B4P FLOOR AREA CLASSIFICATION (70m² / 753ft²)

SITE AREA = 1,373.94m² / 0.339ac
AREA OF SOFT LANDSCAPING = 478.35m² (33.2%)

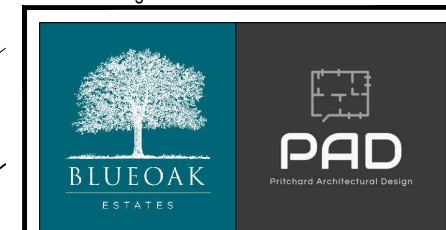
All apartments to further benefit from private amenity space in the form of a patio area or balcony.

200% parking to all apartments with associated cycle and bin storage.

LEGEND

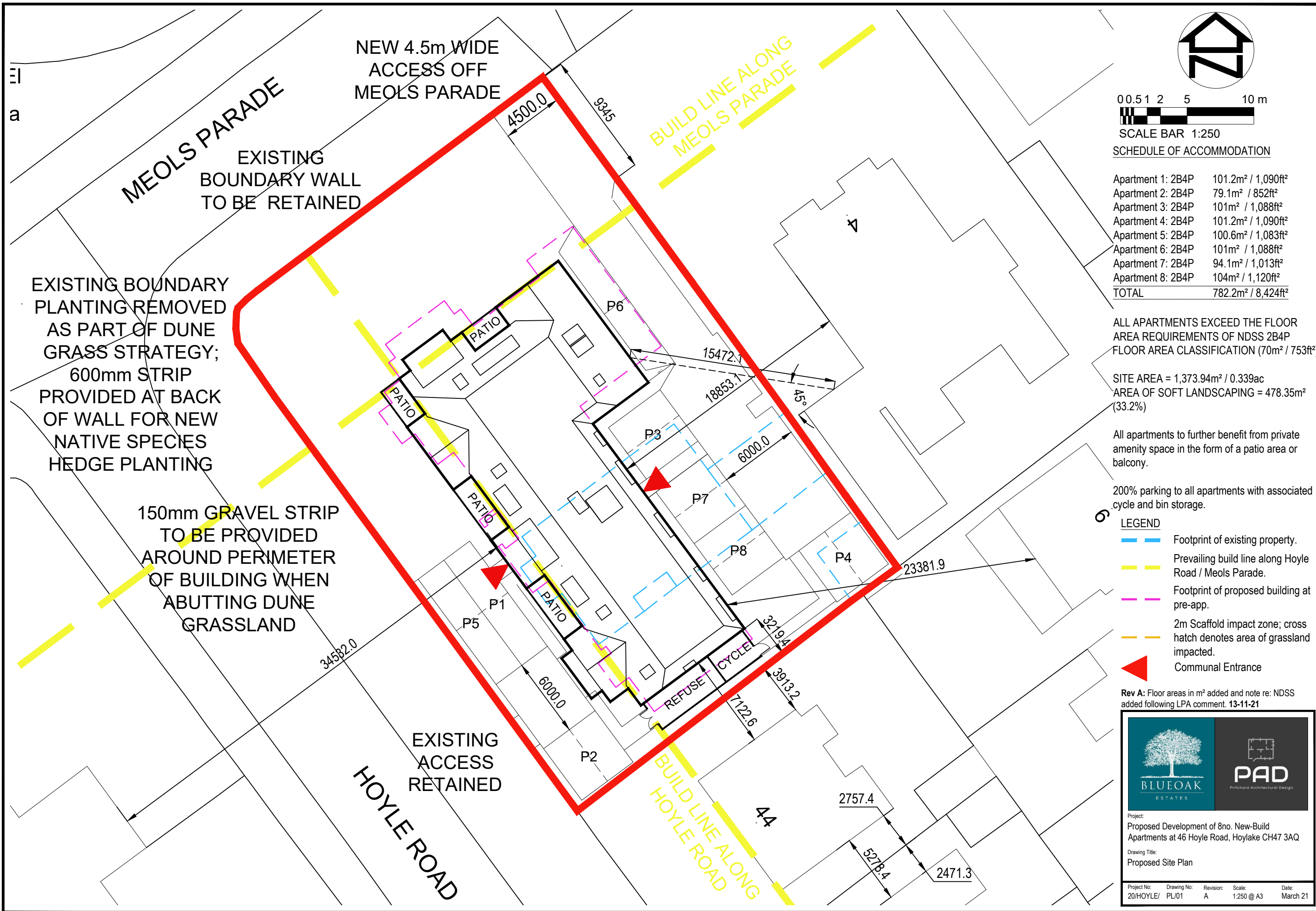
- Footprint of existing property.
- Prevailing build line along Hoyle Road / Meols Parade.
- Footprint of proposed building at pre-app.
- 2m Scaffold impact zone; cross hatch denotes area of grassland impacted.
- Communal Entrance

Rev A: Floor areas in m² added and note re: NDSS added following LPA comment. 13-11-21



Project:
Proposed Development of 8no. New-Build Apartments at 46 Hoyle Road, Hoylake CH47 3AQ
Drawing Title:
Proposed Site Plan

Project No:	Drawing No:	Revision:	Scale:	Date:
20/HOYLE/	PL/01	A	1:250 @ A3	March 21



MEOLS PARADE

NEW 4.5m WIDE ACCESS OFF MEOLS PARADE

BUILD LINE ALONG MEOLS PARADE

EXISTING BOUNDARY WALL TO BE RETAINED

EXISTING BOUNDARY PLANTING REMOVED AS PART OF DUNE GRASS STRATEGY; 600mm STRIP PROVIDED AT BACK OF WALL FOR NEW NATIVE SPECIES HEDGE PLANTING

150mm GRAVEL STRIP TO BE PROVIDED AROUND PERIMETER OF BUILDING WHEN ABUTTING DUNE GRASSLAND

EXISTING ACCESS RETAINED
HOYLE ROAD

BUILD LINE ALONG HOYLE ROAD

P6

P3

P7

P8

P4

P5

P1

P2

REFUSE

CYCLE

4500.0

9345

15472.1

18853.1

6000.0

23381.9

34582.0

6000.0

32194

3913.2

7122.6

2757.4

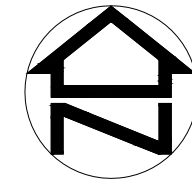
5278.4

2471.3

44

Appendix 2: Landscape Layout





0 0.5 1 2 5 10 m



SCALE BAR 1:250

SCHEDULE OF ACCOMMODATION






Apartment 1: 2-Bed	1,090sqft
Apartment 2: 2-Bed	852sqft
Apartment 3: 2-Bed	1,088sqft
Apartment 4: 2-Bed	1,090sqft
Apartment 5: 2-Bed	1,083sqft
Apartment 6: 2-Bed	1,088sqft
Apartment 7: 2-Bed	1,013sqft
Apartment 8: 2-Bed	1,120sqft
TOTAL	8,424sqft

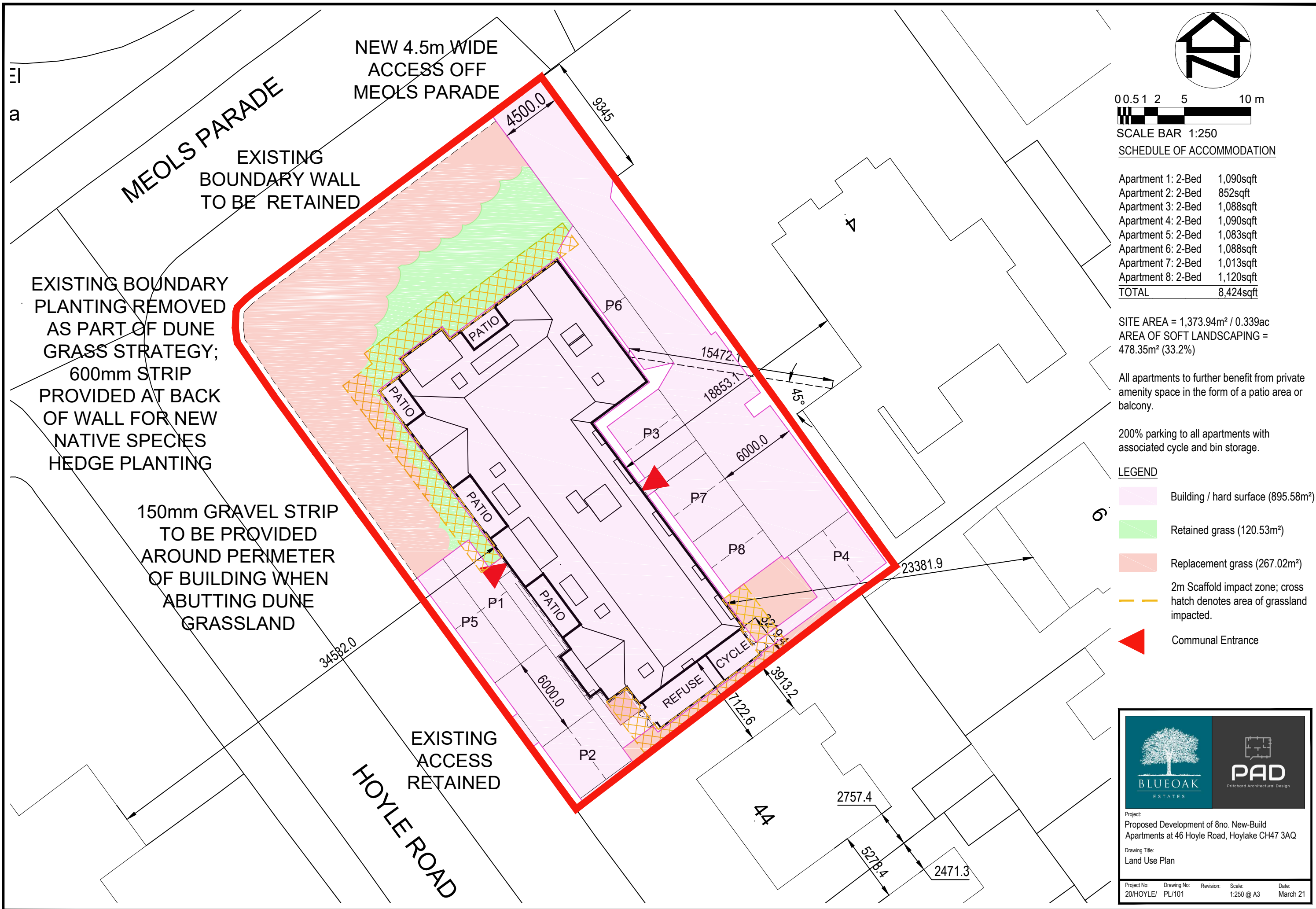
SITE AREA = 1,373.94m² / 0.339ac
AREA OF SOFT LANDSCAPING = 478.35m² (33.2%)

All apartments to further benefit from private amenity space in the form of a patio area or balcony.

200% parking to all apartments with associated cycle and bin storage.

LEGEND

-  Building / hard surface (895.58m²)
-  Retained grass (120.53m²)
-  Replacement grass (267.02m²)
-  2m Scaffold impact zone; cross hatch denotes area of grassland impacted.
-  Communal Entrance



Project:
Proposed Development of 8no. New-Build
Apartments at 46 Hoyle Road, Hoylake CH47 3AQ
Drawing Title:
Land Use Plan

Project No: 20/HOYLE/ Drawing No: PL/101 Revision: Scale: 1:250 @ A3 Date: March 21



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