

Works must be in accordance with British Standards, EC Directives, Health & Safety at work act & other relevant regulations & Statutory Law.
Any discrepancies should be brought to the attention of the client.

NOTES

PROPOSED GALVANISED STEEL EXTERNAL 1/8" WIDTH FIRE ESCAPE STAIRS WITH STAINLESS STEEL BALUSTRADES AND VERTICAL POSTS, WITH GALVANISED MESH PANELS, STAIRCASE STRUCTURE PROTECTIVE ONLY, TO BE COMPLETED BY STRUCTURAL ENGINEER

PROPOSED GALVANISED STEEL EXTERNAL 1/8" WIDTH FIRE ESCAPE STAIRS WITH STAINLESS STEEL BALUSTRADES AND VERTICAL POSTS, WITH GALVANISED MESH PANELS, STAIRCASE STRUCTURE PROTECTIVE ONLY, TO BE COMPLETED BY STRUCTURAL ENGINEER, ESCAPE STAIRS TO BE 1/8" INCH ABOVE EXTERNAL GROUND LEVEL, THEREBY NO FOUNDATIONS WORKS ARE TO BE ALLOWED FOR



Biodiversity Management Plan

Globe Mills, Slaithwaite

Hartley Property Trust

Report Reference:	Biodiversity Management Plan Globe Mills, Slaithwaite
Report Reference:	R-6315-01
Written by:	Sam Kitching BSc Hon ACIEEM Principal Ecologist
Technical review:	Rob Weston BSc MSc MCIEEM Technical Director
QA:	Charlie Foreman BSc (Hons) Assistant Ecologist
Approved for issue:	Rob Weston BSc MSc MCIEEM Technical Director
Date:	19.08.2022

Introduction

The following Biodiversity Management Plan (BMP) has been produced for Hartley Property Trust to aid in the discharge of a condition attached to the Planning Permission for their proposed development at Globe Mills, Slaithwaite, (Application No. 2015/90646). The wording of this condition is repeated below.

1. The development shall not commence until a scheme detailing habitat improvements to the site has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification and management plan for wildlife habitat conservation and improvement. The specification shall include a strategy for keeping the site free from invasive species, details of artificial bat roosting/ swift/ swallow nesting opportunities to the building and the timescale for the implementation of the wildlife habitat improvements. The development shall be carried out in accordance with the agreed specification and timescale and the measures shall be retained for the lifetime of the development.

Reason: To accord with the guidance contained in part 11 of the National Planning Policy Framework Conserving and enhancing the natural environment” and Policy LP13 of the Kirklees Local Plan.

Scope of Plan

This plan relates to the scheme outlined in Halliday Clark Architects Proposed Site Plan dwg. 333.04(-)019 Rev F. A Landscape Masterplan has not been provided, and it is envisioned that the following document will help guide the design of the landscape proposals.

Aims of the Plan

The nature of the Site limits the potential to offer ecological enhancement through creating or enhancing floral habitats. As such, the plan focuses on providing faunal habitat within the development which will provide habitat for declining urban species in the longer term.

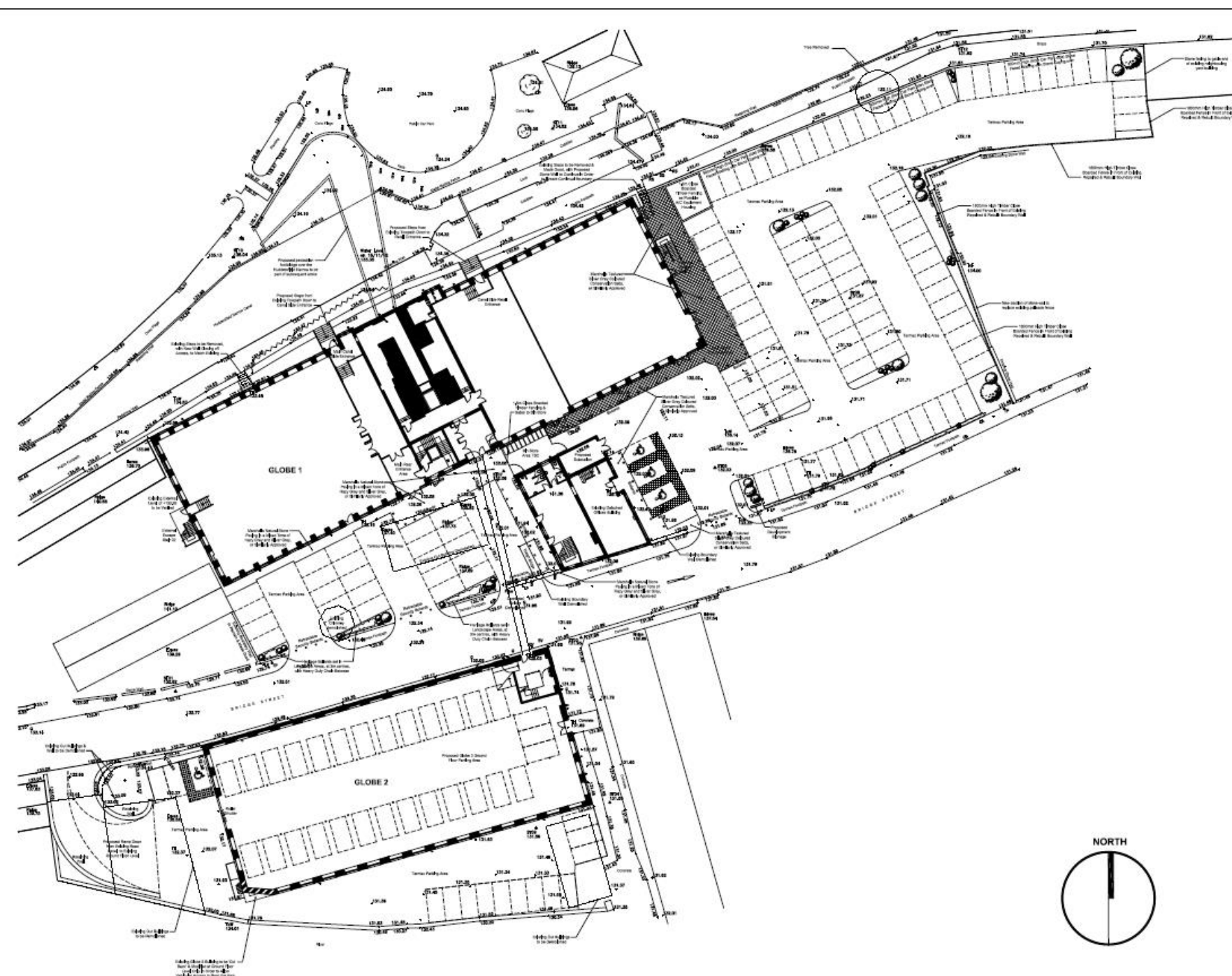
Delivering the Plan

The Developer is responsible for the creation and establishment works for a five-year period.

The Developer will appoint an Ecological Clerk of Works (ECow) to oversee the delivery of this plan

The ECow would be a qualified Ecologist and member of the Chartered Institute of Ecology and Environmental Management, or be otherwise approved by the LPA.

After year five, this plan will be the responsibility of a Site Management Company whence it will be implemented in perpetuity.

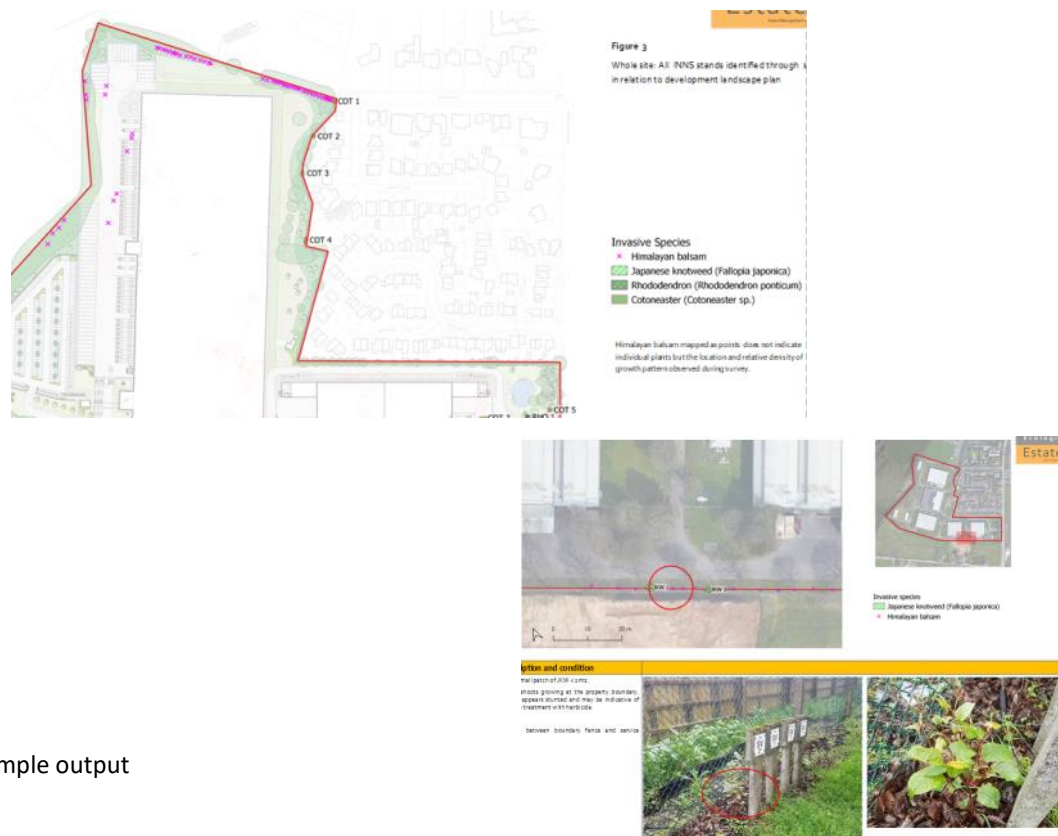


Invasive Non-Native Species (INNS)

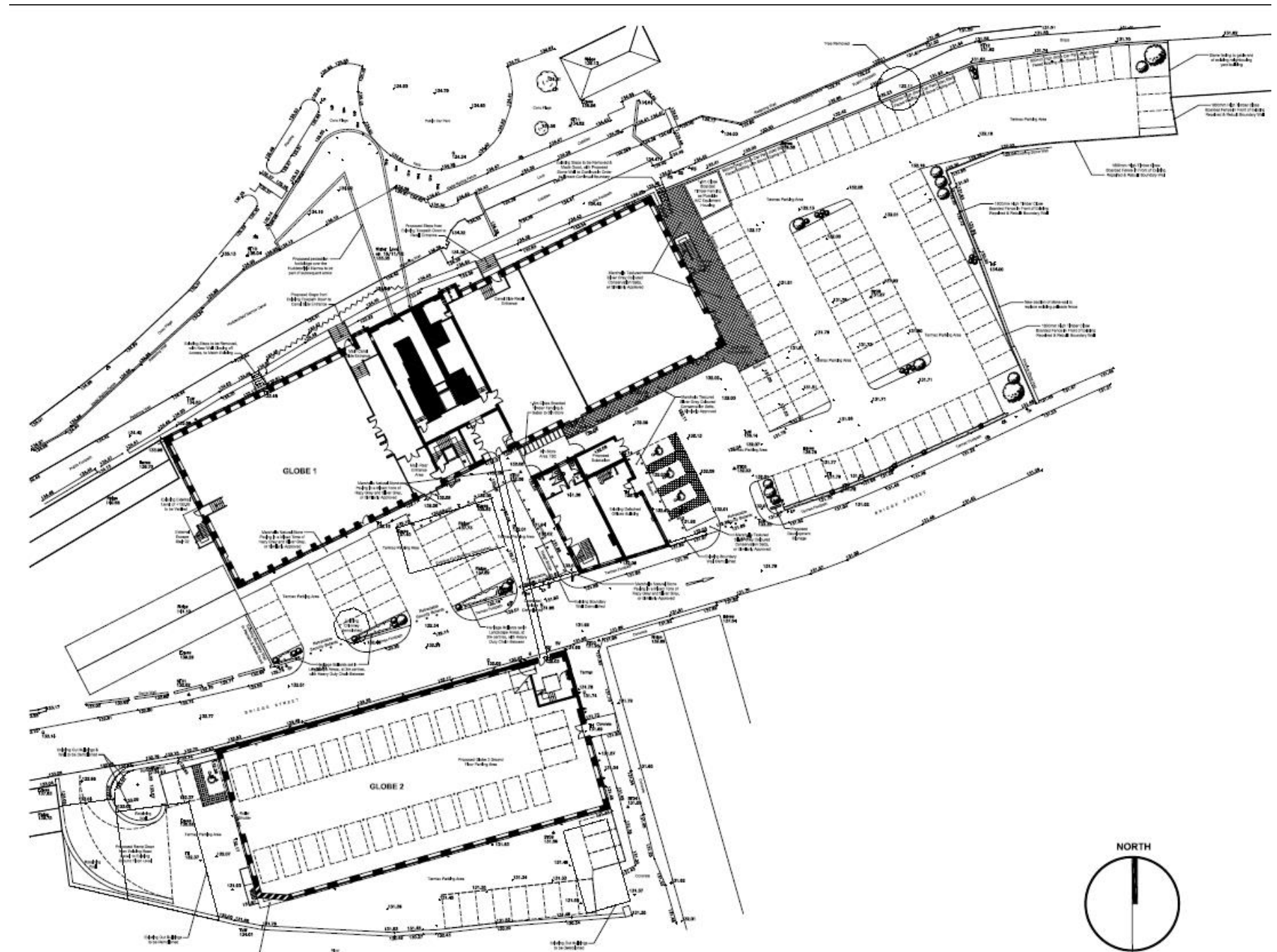
Detailed up to date Information on INNS at the Site is not available at this time and the owner is not aware of any previous or current issues with INNS.

The following protocol is therefore provided on the assumption that any measures required have been put in place during Site remediation and construction phases, but that ongoing monitoring is required to prevent re-establishment of INNS such as Himalayan balsam.

- A Site visit will be conducted annually during May, this will be by the ECoW or suitably qualified person. They will carry out careful walkover survey and map any INNS detected within the Site.
- A Site inspection report will be produced detailing findings and providing advice on any INNS detected. This will be provide to the developer / Site owner who will pass this on to the LPA and action any requirements set out.
- After any period of 2 years without detection of INNS monitoring frequency will be reduced to once every 2 years. Unless there is any ongoing issue monitoring will cease entirely after 6 years.



Example output



Nesting and Roosting Boxes

Rationale

Ready made nesting boxes can be incorporated into developments to provide shelter and breeding sites of declining garden birds, such as swift, house sparrow and starling.

Specification

Box Type	No.	Plan ref.
No. 17A Schwegler Swift Nest Box (Triple Cavity)	6	Orange dots

Although designed to attract swift, these boxes have been shown to be used by a range of declining urban birds such as house sparrow and starling.

Location Notes

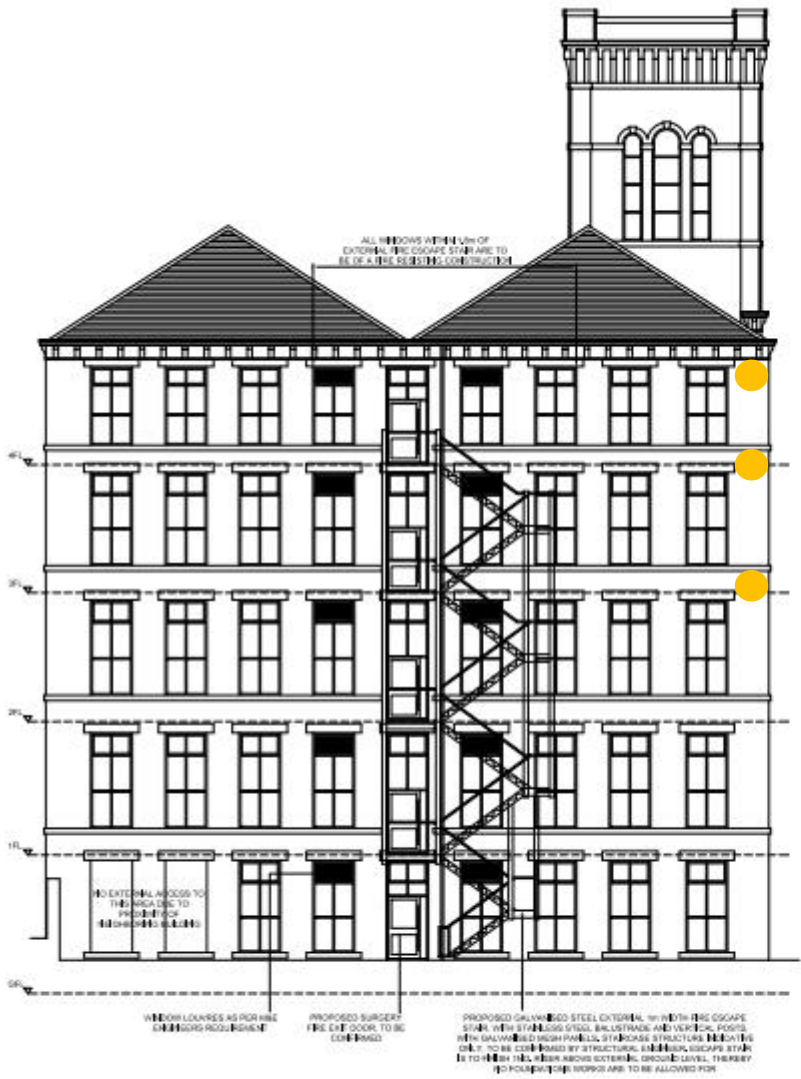
Sited immediately below the dentil course in locations as shown.

Boxes will not be positioned directly above windows, to prevent potential conflict with new homeowners.

Installed

During construction.

Management not required once fitted



G1 Elevation 03
West Facing Elevation



G1 Elevation 04
East Facing Elevation

Note all locations and specifications may be varied under agreement with ECoW

Nesting and Roosting Boxes

Rationale

Ready made roosting boxes can be incorporated into developments to provide shelter and breeding sites for crevice dwelling bats, such as pipistrelles.

Specification

Box Type	No.	Plan ref.
Beaumaris Woodstone Bat Box	6	Blue dots

Location Notes

Sited as high as possible on new builds, ideally directly below the eaves or verges.

Boxes will not be positioned directly above windows, to prevent potential conflict with new homeowners.

A range of elevations have been selected, so as to provide a variety of potential roost environments.

Lower elevations have been avoided , to avoid illumination from street lights.

Installed

During construction.

Management not required once fitted.



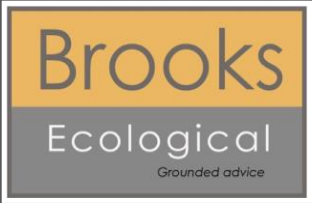
G1 Elevation 03
West Facing Elevation



G1 Elevation 04
East Facing Elevation

Note all locations and specifications may be varied under agreement with ECoW

Timeline



Task	ECoW to direct	ECoW to carry out	Year 1	Year 2	Year 3	Year 4	Year 5	6+
Install faunal features - swift boxes and bat boxes			Yes					
Carry out INNS Monitoring		Yes	May	May	May -	May	May -	May -
INNS management			May-July	May-July	May-July	May-July	May-July	May-July