



ORIEL

Biodiversity Report for Planning Discharge – Condition 18B



PROJECT NAME		ORIEL	
ORIGINATOR	Arcadis	ORIGINATOR LOGO	
TITLE			
Biodiversity Report for Planning Discharge – Condition 18B			

STAGE(s) (RIBA/BSRIA):	RIBA 4	SUITABILITY CODE:	D5 – Planning Application				
ORL	I B I	XX	XX	TRP	L	10010	P04
PROJECT	ORIGINATOR	FUNCTIONAL BREAKDOWN	SPATIAL BREAKDOWN	FORM	DISCIPLINE	SEQUENCE NUMBER	REVISION



REVISION HISTORY

Revision	Date	Author	Comment
P01	18.12.23	Nicola Vasey	First Issue
P02	17.01.24	Nicola Vasey	Second Issue. For Planning Discharge of Condition
P03	09.05.24	Carl Horsdal	Third Issue in response to planning comments
P04	10.05.24	Carl Horsdal	Forth issue in response to BYUK comments



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1 DOCUMENT SUMMARY

1.1 DOCUMENT PURPOSE

This document sets out how planning condition 18B relating to planning application 2020/4825/P is met.

The application relates to the partial redevelopment of the site, involving the demolition of seven existing buildings (Ash House, Bloomsbury Day Hospital, the Camley Centre, Jules Thorn Day Hospital, Kitchen and the Post Room & Former Mortuary) and construction of a part seven, part ten storey (plus roof plant) purpose-built eyecare, medical research and educational centre for Moorfields Eye Hospital, the UCL Institute of Ophthalmology and Moorfields Eye Charity. Condition 18B is included in full below (in italics) with details of how the condition is met (in red text).

B) Prior to commencement of above ground construction, further details shall be submitted to include specification and locations of the biodiversity enhancements on the proposed buildings (including bird and bat boxes) appropriate to the development's location, scale, and design.

The biodiversity enhancement locations are set out in the landscape biodiversity plans listed below where bat and bird box locations are illustrated. Relevant planting plans, architectural elevations, and roof plans are included for completeness. Refer to Appendix 1 for full schedule of drawings.

The works shall be implemented in accordance with the approved plans and measures shall be installed prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policies D1 and A3 of the Camden Local Plan 2017.

Landscape Biodiversity Plans

ORL-IBI-EX-XX-DPL-L-100202 - Biodiversity Plan, Ground Level

ORL-IBI-EX-06-DPL-L-100203 - Biodiversity Plan, Level 6 Roof Terrace

ORL-IBI-EX-09-DPL-L-100204 - Biodiversity Plan, Level 9 Roof

Architectural Elevations and Roof Plans

ORL-IBI-XX-06-DSK-A-251905 - Level 6 Pavilion Proposal

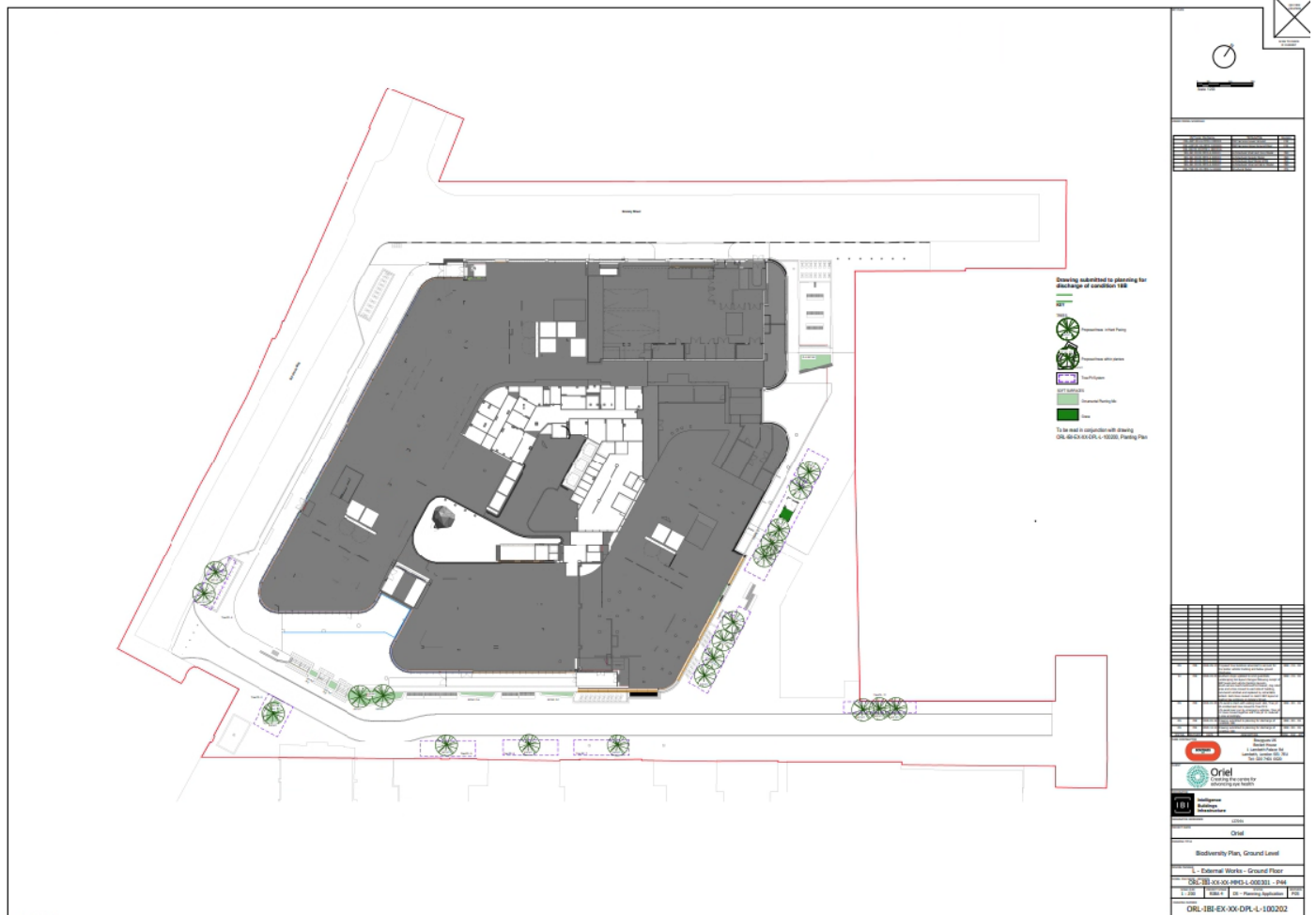
ORL-IBI-XX-07-DPL-A-301207 Level 07 Roof Types Plan, Seventh Floor

ORL-IBI-XX-11-DPL-A-301211 Level 11 Roof Types Plan, Eleventh Floor

ORL-IBI-XX-11-DPL-A-301212 Roof PV Panel Types Plan Eleventh Floor



Figure 1 - ORL-IBI-EX-XX-DPL-L-100202 - Biodiversity Plan, Ground Level



Location of Level 7 Ecological Enhancements (Bird, Insect and Bat Boxes)



Refer to ORL-IBI-EX-06-DPL-L-100203 for the location of Log Piles and Sand and Pebble Mounds

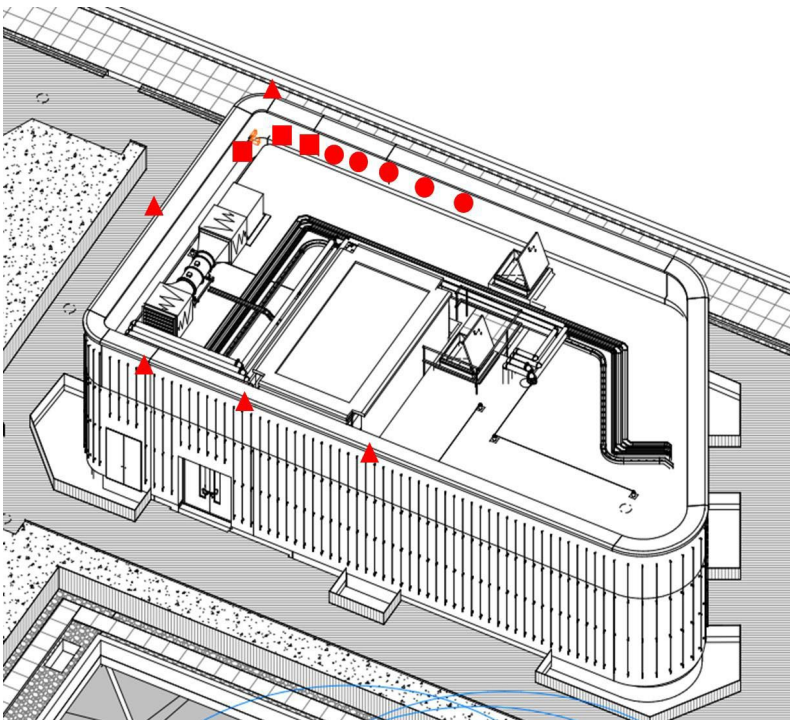


Image 1: Updated animal box locations (3D Image: Level 7). Red circles indicate insect boxes, red squares indicate bird boxes and red triangles indicate bat boxes.



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The bird and insect boxes are located under the parapet, above the brown roof. The insect boxes should be positioned to receive sunlight. The bat boxes are located on the outside of the structure. The brown roof area should not be illuminated at night, to prevent disturbance. Further, the smoke vents (shown in Image 1 on the brown roof is not expected to produce noise levels significantly above ambient levels.

NBS Clauses relating to Ecology items on Level 7 Roof Terrace: -

EXT 482 – X 5 Number Wall Mounted Bat Boxes NBS Q50/350 (Location : Level 7 Parapet)

50 of 63 Q50 Site/ street furniture/ equipment

... ▲ **350 Bat boxes EXT-482 On Roof Terrace GA ORL-IBI-XX-XX-DPL-L-100102** 

1	Description:	Schwegler 2FE Wall Mounted Bat Box (x3) or similar approved in accordance with Ecologist recommendations.
2	Manufacturer:	Schwegler
2.1	Product reference:	Schwegler 2FE Wall Mounted Bat Box
3	Material:	As manufactured
3.1	Finish:	As manufactured
3.2	Colour:	As manufactured
4	Accessories/ Special requirements:	As manufactured
5	Method of fixing:	As manufacturer recommendations in line with Ecologist comment

Product Image:-





About this product

The Schwegler Wall-Mounted Bat Shelter 2FE has two applications: it can either be fixed to outside walls to provide a summer hideaway for bats, or it can be installed inside buildings to provide winter hibernation quarters. For winter use, damp cellars, bunkers, bridges or caves protected from ice and frost are examples of ideal locations. During the summer months the common pipistrelle, whiskered bat and barbastelle are among the species which will roost in the Schwegler 2FE as a daytime hideaway. Daubenton's bat, Natterer's bat and the common long-eared bat will also use it, often sleeping huddled together in small groups. A partition inside the Schwegler 2FE also suits the habits of the greater mouse-eared bat. In the winter, all species that hibernate in caves will use the 2FE. The interior has shaped cavities in various sizes where the animals can roost giving optimum body contact, and offering a home to a very wide range of species. The outside surface has an attractive logo in the shape of a bat, making it easy for the amateur to recognise that this is a bat home. Each purchase includes two 2FE bat shelters.

Material: Schwegler wood-concrete, we recommend painting with airpermeable paint when installed on external walls.

Installation: Installing the Schwegler 2FE is very easy using just two screws to fix it to a wood, brick, stone or concrete wall. If the wall surface is uneven we recommend sealing the three edges of the Schwegler 2FE with silicone, foam insulating tape or a similar method. This will ensure it is free from draughts, which is preferred by bats.

Siting: For using the Schwegler 2FE as a summer home, mount it on a wall surface facing south or east. For winter use, install it in a location free from ice and frost such as damp cellars, bunkers, bridges or caves. You can also install it in an attic or other unheated room.

Cleaning and checking: The Schwegler 2FE is maintenance-free since bats' droppings simply fall out. A torch is all you need to check if it is occupied.

Specification

External dimensions: Height 30 cm, width 25 cm, depth 3 to 5 cm.

Weight: approx. 2.5 kgs each.



EXT 481 – X 3 Number Black Redstart boxes NBS Q50/350A (Location : Level 7 Parapet)

X 2 Number Swift Nest Box (Location: Level 9 Roof)

Ⓟ 350A Bird Box EXT-481 on Roof Terrace GA ORL-IBI-XX-XX-DPL-L-100102 ✎

1 Description:	17 A Schwegler Swift Next Box or similar approved (x2) 2HW Schwegler Redstart nest box or similar approved in accordance with Ecologist recommendations.
2 Manufacturer:	Schwegler or similar approved
2.1 Product reference:	17A Swift Nest box or Woodstone Swift Nest Box from Wildcare x 2 2HW Redstart Next Box x 3 or WoodStone Build-in Open Nest Box from NHBS
3 Material:	As manufactured
3.1 Finish:	As manufactured
3.2 Colour:	As manufactured
4 Accessories/ Special requirements:	As manufactured
5 Method of fixing:	As manufacturer recommendations in line with Ecologist comment

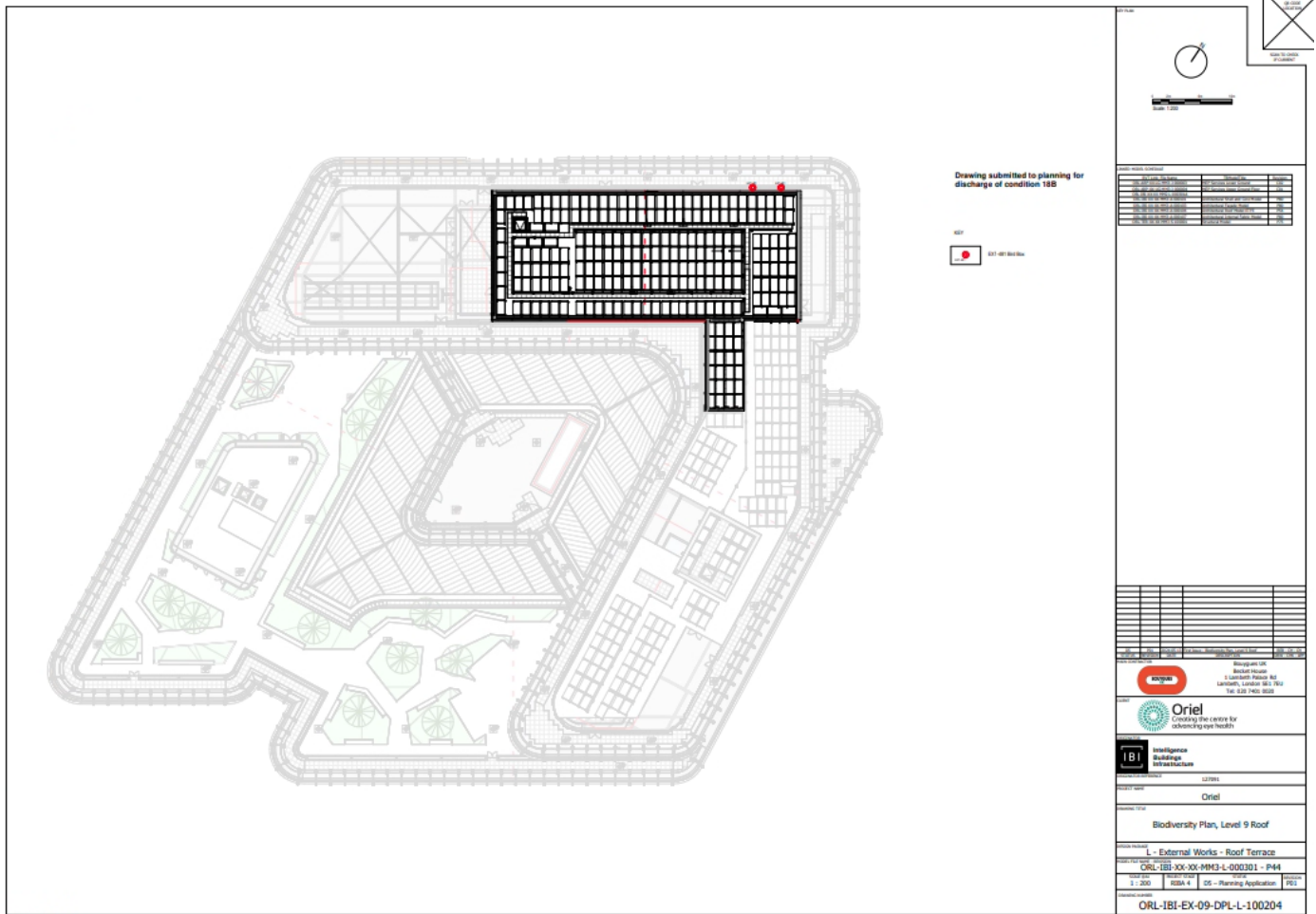
Recommendations for black redstart nest boxes

Black redstart boxes aim to replicate/imitate cracks/crevices/holes in walls/cliffs. Guidance on positioning nest boxes can be found [here](#). There a range of nest boxes that are suitable for black redstarts, these include those from NHBS (example in Image 2, below) and Schwegler.



Image 2: 'WoodStone Build-in Open Nest Box' from NHBS

Figure 3 - ORL-IBI-EX-09-DPL-L-100204 – Biodiversity Plan, Level 9 Roof



Location of Level 9 Ecological Enhancements (Swift Bird Boxes)

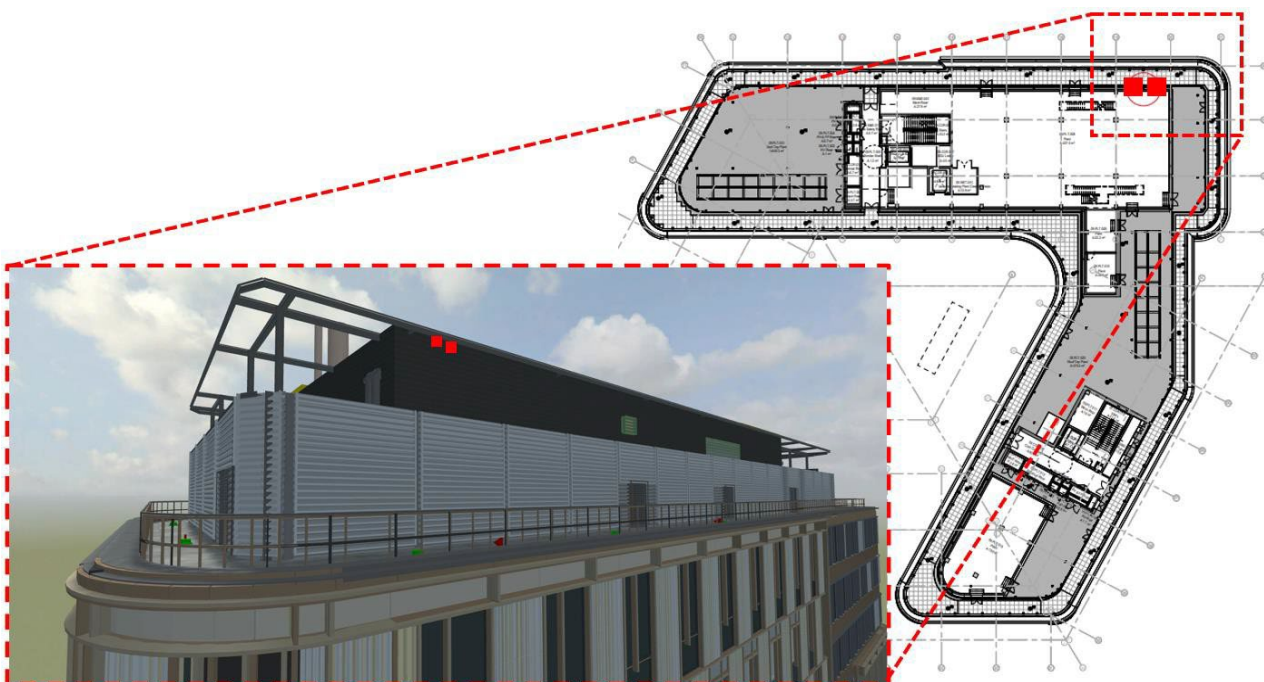


Image 3: Swift box locations on level nine roof

Swift boxes should be located on the northern corner of the level nine roof, as indicated by the red squares in [Image 3](#). The boxes should be attached to the main structure and not the steel 'halo'. The boxes should be positioned so the steel 'halo' does not prevent access to the nest boxes.


Recommendations for swift boxes

A range of swift boxes are available. Those made from 'woodstone' are recommended over those of wooden construction due to their greater durability. Suitable options are available from Wildcare (see [Image 4](#)) and CJ Wildlife.



Image 4: Woodstone swift box from Wildcare

EXT 483 – X 5 Insect Boxes Nest NBS Q50/351 (Location : Level 7 Roof Terrace)

▲ (P) **351 Insect boxes EXT-483 on Roof Terrace GA ORL-IBI-XX-XX-DPL-L-100102** 

- 1 Description: Insect refugia x 5 Schwegler Clay and Reed Insect Nest
- 2 Size: according to manufacturer's recommendations

Product Image:-



About this product

An attractive insect nest which can be hung in any sunny, sheltered spot. Reeds on either side of a clay central section provide a range of environments to suit different insects (designed to attract only harmless insects).

Specifications:

Dimensions: 290 x 225 x 205 mm

Weight: 5.7 kg

Material: Schwegler woodcrete, clay, and reeds



EXT 403 and EXT 404 – Feature Log Pile and Sand/Pebble Mound NBS Q50/351A (Location : Level 7 Roof Terrace)

▲ (P) **351A Insect boxes EXT-403 Feature Log Pile and Ext 404 Sand/Pebble mound on Roof Terrace GA ORL-IBI-XX-XX-DPL-L-100102** Discard Save

... (P) 1 Description: EXT 403 Feature Log Pile Dead wood piles sourced from trees taken down within the Site, to the acceptance of the Project Manager.
EXT-404 Sand/ Pebble Mound Sand/ pebble mound configured as indicated on the Design Drawings.
a) Sand and pebble finishes to the acceptance of the Project Manager.

All or similar approved in accordance with Ecologist recommendations.

2 Size: according to Ecologist recommendations

APPENDIX 1 SCHEDULE OF DRAWINGS

- ORL-IBI-EX-XX-DPL-L-100202 - Biodiversity Plan, Ground Level
- ORL-IBI-EX-06-DPL-L-100203 - Biodiversity Plan, Level 6 Roof Terrace
- ORL-IBI-EX-09-DPL-L-100204 – Biodiversity Plan, Level 9 Roof
- ORL-IBI-XX-06-DSK-A-251905 - Level 6 Pavilion Proposal
- ORL-IBI-XX-07-DPL-A-301207 Level 07 Roof Types Plan, Seventh Floor
- ORL-IBI-XX-11-DPL-A-301211 Level 11 Roof Types Plan, Eleventh Floor
- ORL-IBI-XX-11-DPL-A-301212 Roof PV Panel Types Plan Eleventh Floor