

September 2014  
Ref: ECO3542 EcoAdd vf

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## **102 CAMLEY STREET, KINGS CROSS, LONDON (ECO3542)**

### **ECOLOGICAL ADDENDUM: ADDITIONAL ECOLOGICAL INFORMATION**

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#### **INTRODUCTION**

Aspect Ecology Ltd is acting on behalf of Regent Renewal Ltd in regard to ecological matters at the site, located at 102 Camley Street, Kings Cross in the London Borough of Camden. The site is proposed for redevelopment to provide new mixed use development incorporating residential provision and business space for small medium start up enterprises, for which a planning application has been submitted to the London Borough of Camden (Ref: 2014/4381/P).

As part of the planning process, Aspect Ecology undertook ecological survey and assessment work at the site in 2014, the results of which are set out within the Aspect Ecology's report entitled '102 Camley Street, King's Cross, London, N1C 4PF: Ecological Assessment', dated June 2014, which was submitted as part of the planning application.

Consultation responses received from the London Borough of Camden in regard to the planning application do not set out any objection to the application on ecology grounds, albeit a number of planning conditions are recommended in order to ensure ecological matters are appropriately addressed.

Nonetheless, since the time of the previous survey work, Aspect Ecology has undertaken further ecological work and consideration in regard to the site and adjacent canal section and accordingly, in order to ensure the proposals are fully informed, this note sets out the additional ecological information available. Accordingly, this note is supplemental to the previously submitted Ecological Assessment report with which it should be read in conjunction.

Additional information relevant to the proposed development of the site comprises 2 parts: Background species records and Bat Activity Survey Work of the adjacent section of canal. These matters are further considered individually below.

#### **BACKGROUND SPECIES RECORDS**

As set out within the previously submitted information, the location and nature of the site is such that there appear to be negligible opportunities for any protected, rare or notable species to be present, albeit the site is located adjacent to a section of canal, which provides a potential corridor for minor use by urban species. Accordingly, in order to further inform the consideration of the site in line with comments received from the London Borough of Camden's officers in regard to similar nearby applications, and ensure the information considered in relation to the current proposals at the site remain robust, Greenspace Information for Greater London

(GiGL) has been further contacted in order to obtain background records of any protected, rare or notable species within the vicinity of the site. Information received from GiGL includes records of Internationally or Nationally protected species; national or London BAP priority species; red data list species; species of conservation concern in London and London Invasive Species Initiative (LISI) species.

### Results and Discussion

As anticipated given the nature of the site, none of the background records of any protected, rare or notable species returned within the information provided by GiGL appear to relate to the site itself. A number of records of floral and faunal species from the wider search area were returned within the information received, which have been considered with reference to the previously reported information. In regard to flora, a number of records of notable and invasive species have been returned, particularly relating to locations consistent with Camley Street Natural Park, situated approximately 200m south west of the site, albeit as previously highlighted there is no evidence to suggest the presence of any such species at the site and as such, these records do not appear to add anything further of importance in relation to the site or current proposals.

The records obtained from the wider search area include a number of records of bats, predominantly comprising Pipistrelle species (albeit including a single record of each of Kuhl's Pipistrelle and Nathusius's Pipistrelle), with the only other identified bat species comprising Daubenton's Bat (total 3 records plus a single unconfirmed *Myotis* species) with the most recent dating from 2010. None of these appear to have specific relevance to the site. Nonetheless, further specific bat survey work and consideration is set out below in regard to the adjacent canal corridor.

Background records of other mammal species returned from the search area surrounding the site are limited to a single record of Otter and a small number (4) of records of Hedgehog. It is possible that Otter makes some use of the canal section adjacent to the site, albeit the vertical man made banks and general lack of vegetation are such that opportunities are extremely limited within the immediate vicinity of the site, whilst the territory size occupied by individual Otters is such these areas would at best represent only a tiny proportion of any Otter territory of little importance and at best the water channel would likely be used as a movement corridor. In any event, the canal itself will remain unaffected under the proposals, such that even should Otter be present it would be unlikely to be affected with the potential exception of potential disturbance through light spill, which is considered within the previously submitted report in regard to the adjacent London's Canals SMINC designation, with suitable mitigation measures and considerations set out, which would likely ensure any existing use of the canal by Otter, or similar species (if present) is appropriately safeguarded.

The habitats present within the site and adjacent areas are largely lacking in vegetation and accordingly, unlikely to provide particular opportunities for Hedgehog, whilst the canal corridor and associated vertical retaining walls and surrounding development likely provides a substantial existing movement barrier to this species. Accordingly, the proposals are unlikely to result in any adverse effect on this species.

In terms of other faunal records, these include a number of records of bird species (none of which appear likely to be specifically related to the site), a number of records of invertebrate species and a small number of common amphibians (Palmate Newt, Common Frog and Common Toad) none of which relate to the site, whilst the proposals are unlikely to result in any adverse effects on habitats offering any specific potential to support these species.

Accordingly, following receipt and consideration of background faunal records from the site and surrounding search area, it is clear that there are no records that would suggest the presence of any protected, rare or notable species would be present within the site, and there is nothing that would change the conclusions of the previously submitted report in regard to the potential effects of the proposals.

## BAT ACTIVITY SURVEY WORK

Subsequently to the previously reported information, in order to provide further information on any use of the adjacent canal corridor by bats, specific bat activity survey work was undertaken during September 2014.

### Survey Methodology

The section of canal situated adjacent to the site was subject to bat activity survey work, comprising specific evening and pre-dawn survey work in September 2014 in order to address the highlighted requirement for such work to be undertaken by the London Borough of Camden's Nature Conservation Officer. Given the focussed and linear nature of the available suitable habitat (offsite canal corridor) and relatively short length of the relevant section of canal, bat activity survey work comprised stationary counts from 2 separate vantage points along the canal (see Plan 3542/BAT1), including in particular a surveyor situated on the short canal towpath section situated immediately adjacent to the site boundary (surveyor location 2). The survey work was carried out on the dates and weather conditions set out in Table 1 below.

**Table 1:** Details of weather conditions and timings of bat survey visits undertaken at the site during September 2014.

Survey Date	Survey Type	Temp.	Wind	Sunset/Sunrise Time	Cloud Cover
9 Sept 2014	Dusk	18°C	Light Air (Beaufort 1)	19.30	5%
10 Sept 2014	Dawn	14°C	Light Air (Beaufort 1)	06:30	5%

During the surveys, two surveyors were present, positioned at the locations shown at Plan 3542/BAT1 along the canal towpath using hand-held electronic bat detectors (Wildlife Acoustics EchoMeter 3/Anabat SD2 detectors, which were used to record the output in order to cover the section of the canal situated immediately adjacent to the site, along with the adjacent sections. The evening (dusk) survey commenced at sunset and continued for 2 hours, whilst the morning (dawn) survey commenced 2 hours prior to sunrise, continuing until after sunrise.

### Results and Discussion

The results of the bat activity survey work undertaken are summarised at Plan 3542/BAT1. During the survey work undertaken, a very small number of bat passes and activity was recorded along the canal, with only a single species (Common Pipistrelle *Pipistrellus pipistrellus*) recorded along the canal corridor.

The section of canal situated immediately adjacent to the site (surveyor location 2) was recorded to support low levels of bat activity including occasional bouts of foraging activity and circling of individual bats over the short section of canal situated between the road and railway bridges. Activity within this section was noted to be limited to small numbers (no more than a single bat noted at any one time) of Common Pipistrelle. Overall, during the course of the survey work (totalling 4 hours) a total of 35 bat calls were recorded from the adjacent section of canal (relating to 24

individual bats (passes and foraging bouts) recorded by the surveyor (the difference predominantly relating to the fact that a single foraging bout/bat can result in multiple separate registrations on the bat detector recordings due to circling and/or length of calls/bouts).

Further, the nearby section of canal situated west of the site (beyond the Camley Street Road bridge [Surveyor Location 1] was recorded to support even lower levels of usage (only 8 individual, brief passes by individual Common Pipistrelle over the course of the entire survey work). No other bat species were recorded at either location at any time during the survey work.

During the survey work, it was noted that considerable lighting is present within the vicinity of the canal, including in particular along Camley Street, which spills onto the canal corridor (e.g. see Plan 3542/BAT1), likely contributing to the extremely limited use by bats along with the heavily developed surroundings. Further, it appears likely that the (slightly) raised activity levels noted over the short section of canal located immediately adjacent to the site are facilitated by the shelter provided by the existing bridges, along with vegetation along the inaccessible southern bank (beyond the canal itself, which will remain unaffected under the proposals) in this short section.

It is highlighted that, during the survey work undertaken only a single species (Common Pipistrelle Bat) was recorded, which is noted to be common in urban areas and less sensitive to light levels than other bat species. This position appears to accord generally with the level of background records returned for the surrounding search area, with the vast majority of bat records comprising Pipistrelle species (see above).

Given the low levels of bat usage recorded (limited to a single, common species), combined with the background records obtained, it appears unlikely that the section of canal corridor adjacent to the site forms an important corridor for any rarer (or more light-sensitive) bat species, albeit it appears that (very small numbers of) individual Common Pipistrelle make some minor use of the canal for commuting and/or foraging. This species remains common and widespread, including within urban areas and is less susceptible to effects by light spill than other species (indeed it is noted that Common Pipistrelles are reportedly able to cope with relatively high light levels (of up to 14 lux) (Fure, 2006))<sup>1</sup> and known to utilise lights as a foraging focus for insects attracted to lights (BCT & ILE, 2009<sup>2</sup>). Nonetheless, in order to minimise any potential to affect this group (along with any other nocturnal or crepuscular wildlife potentially using the canal, such as Otter) recommendations in regard to new lighting within the vicinity of the canal are set out within the previously submitted report (in particular the use of new lighting associated with the canal corridor should be directed away from the water channel itself and contained within the towpath and associated public areas with dark areas maintained over the water channel and associated vegetation for the benefit of bats and other nocturnal/crepuscular wildlife where possible). Accordingly on this basis, the conclusions of the previously submitted report appear to remain appropriate in regard to this group and no further consideration is considered necessary.

## SUMMARY AND CONCLUSION

The above note provides further information and consideration in regard to ecological matters in order to supplement the existing, submitted Ecological Assessment report, relating to planning application 2014/4381/P.

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<sup>1</sup> Fure A. (2006) "Bats and Lighting". The London Naturalist, 85

<sup>2</sup> BCT & ILE (2008) "Bats and Lighting in the UK"



No ecological objections or requirements for further information have been received to date in regard to the planning application, albeit the information set out provides additional detail in order to ensure the proposals are fully informed in relation to ecological matters, whilst as set out above, following the additional information the information and recommendations set out within the previous information appear to remain appropriate and no further consideration or amendments would appear necessary.

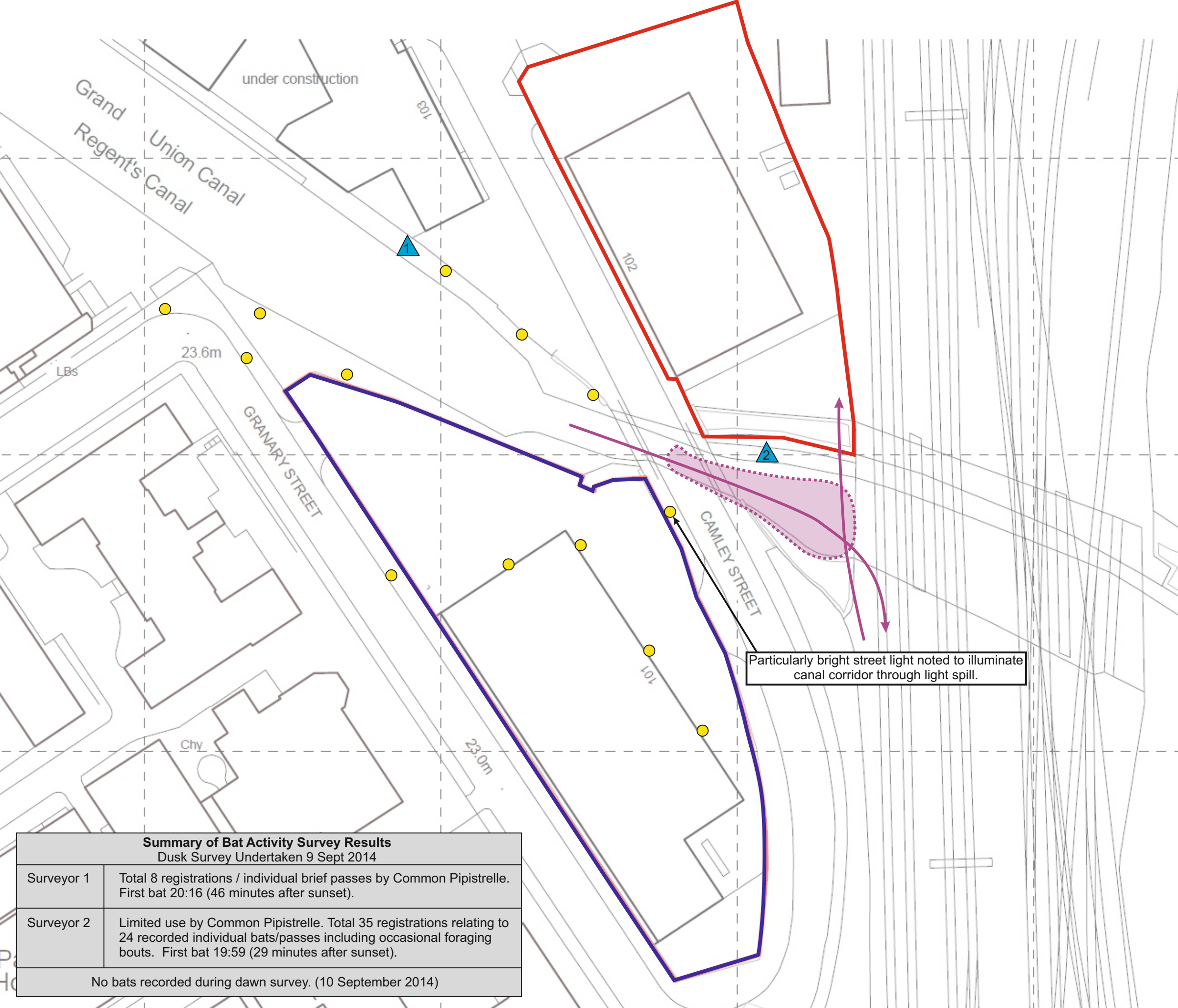
Accordingly, on the basis of the previously submitted information, along with the above considerations there appear to be no over-riding ecological constraints to the proposed development of the site.

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Colin Lee  
Associate Director

September 2014





- KEY:
- 102 CAMLEY STREET SITE BOUNDARY
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  - SURVEYOR LOCATION
  - ROUTE OF INDIVIDUAL BAT COMMUTING / FORAGING PASS BY COMMON PIPISTRELLE BAT
  - OCCASIONAL LOW LEVELS OF FORAGING / CIRCLING BY INDIVIDUAL COMMON PIPISTRELLE BAT
  - EXISTING LIGHTING

Summary of Bat Activity Survey Results	
Dusk Survey Undertaken 9 Sept 2014	
Surveyor 1	Total 8 registrations / individual brief passes by Common Pipistrelle. First bat 20:16 (46 minutes after sunset).
Surveyor 2	Limited use by Common Pipistrelle. Total 35 registrations relating to 24 recorded individual bats/passes including occasional foraging bouts. First bat 19:59 (29 minutes after sunset).
No bats recorded during dawn survey. (10 September 2014)	

102 CAMLEY STREET, LONDON

BAT ACTIVITY SURVEY RESULTS

3542/BAT1

SEPTEMBER 2014

PROJECT

TITLE

DRAWING NO.

REV.

DATE

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