

Technical Note

Application Reference: 2014/4871/P St Pancras Cruising Club New Clubhouse and Visiting Boaters Facilities

Address: St Pancras Cruising Club
St. Pancras Yacht Basin
Camley Street
London
N1C 4PN

Date: 16/03/19

Subject: Discharge of Planning Condition 3

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1 Introduction

St Pancras Cruising Club (SPCC), which is located in St Pancras Basin adjacent to The Regent's Canal, has secured planning consent to build a new clubhouse and visiting boater facilities on 9th October 2014 (application 2014/4871/P).

Planning condition 3 was as follows:

Prior to first occupation of the building a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans 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 the London Plan 2011, Camden Planning Guidance 2011 and policy CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

This technical note is to provide the required information for planning condition 3 to be discharged.

2 Box Specifications

2.1 Bat boxes

The boxes will increase the value of the site for bats and provide roosting opportunities. Two bat boxes should be installed around the club. The 1FF Schwegler bat box (or equivalent) should be used which is designed to be attached to walls and brickwork and is ideal for crevice roosting species such as pipistrelles and noctules *Nyctalus noctula*. Both the interior and type and size of the entrance hole match the requirements of these species which are found throughout London. The 1FF Schwegler boxes are also ideal as they do not require maintenance.

2.2 Bird boxes

Four bird boxes will be installed around the club to increase the number of nesting opportunities for birds and enhance the ecological value of the site. Species which will be targeted, and their nest box specifications are:

- House sparrow *Passer domesticus*, wooden terrace nest box with 34mm entrance holes;

- Pied wagtail *Motacilla alba*, such as the Eco Dipper Wagtail Nest Box, an open fronted nest box made of recycled plastic; and,
- Common starling *Sturnus vulgaris*, wooden nest box with 45mm entrance hole.
- Generic box for small birds such as tits with a 25mm entrance hole.

3 Box Locations

The locations of where the bird and bat boxes are to be installed is shown on the map in Appendix A.

3.1 Bat boxes

Both bat boxes will be positioned on the brickwork of the wall around the basin. Both boxes will be positioned close to the canal end of the basin wall as this will mean they will broadly face south-east and it is also where there is the least disturbance. They will be positioned at least 4m from the ground and away from any lighting.

3.2 Bird Boxes

One starling and one generic small bird box should be installed on the trunks of two of the mature sycamore trees south of the clubhouse. The boxes will be fixed between 2-4m from the ground in a location which is shaded during the day. If it is not possible to shade the boxes, they will be positioned to face a northerly or easterly aspect.

A pied wagtail box will be installed on the brickwork of the basin wall facing the canal. It will be fixed 2-4m from the ground with a north-easterly aspect.

A sparrow terrace will be installed on the back of the brick building, which lies to the west of the clubhouse.

4 Maintenance

The bat boxes will not require any maintenance, but the bird boxes will be taken down and cleaned in September or October. This will be done using boiling water to kill any parasites such as fleas. No insecticides will be used.

5 Summary

Four bird boxes and two bat boxes will be installed prior to first occupation of the new clubhouse in accordance with planning condition 3. The boxes will enhance the value of the site for nesting birds and roosting bats and they will be installed and maintained following the recommendations in this technical note.

Appendix A. Location of bird and bat boxes

