KINGSPARK CONSTRUCTION METHOD STATEMENT

Contents

1.0 Introduction

This Construction Method Statement has been written to satisfy the requirements of Condition 20 of Planning Permission ref: 17/00765/FULL which was approved on appeal by DPEA on 1 October 2019.

Condition 20 states:

Prior to the commencement of development a construction method statement shall be submitted for the prior approval of the planning authority to address the recommendations set out in the submitted Phase 1 Habitat Survey. These recommendations include the avoidance of any site preparation works such as vegetation removal or soil stripping during the bird breeding season. If any such works were proposed during the bird breeding season provision shall be made for appointment of an ecologist and use of buffer zones. Any site compound established would require lighting to be hooded and to face away from the woodland. Thereafter all works shall be carried out in accordance with the approved method statement.

Reason: *To secure the recommendations of the Phase 1 Habitat Survey in the interests of the natural heritage value of the site and to secure compliance with Local Development Plan Policy 34 on Protected Species.*

2.0 Recommendations of Phase 1 Habitat Survey and Committed Actions

The Phase 1 Habitat Survey provided by Acorna Ecology Ltd dated June 2017 was approved by the Reporter as part of planning permission ref: 17/00765/FULL. It examines the habitats within and surrounding the application site in terms of their rarity, quality and extent. Thereafter, the Survey identifies the European Protected Species that may be present within or around the perimeter of the site. In this instance bats, badgers and the potential for breeding birds were considered as part of the Survey.

The Phase 1 Habitat Survey findings and recommendations are as follows:

Phase 1 Habitats
None of the habitats within the study area were notable for their rarity, quality, or extent: The grassland is rank and species-poor, and although the central wooded area has aspen it is in a non-natural setting so is greatly devalued. The woodland within the eastern boundary of the Application Site has trees worthy of retention if they are native species (subject to findings of a BS5837 Tree Condition Survey) or if they are a non-native species with high biodiversity value. The woodland has a depauperate ground flora dominated by ivy or is simply bare ground. Any retained mature trees should be retained with a due regard for the guidance provided by BS5837: 2012 Trees in relation to construction. Tree root protection areas should be calculated and defined with a defensible no entry barrier system, and no materials stored within the drip line of the canopy or vehicles allowed to track within it - to prevent ground compaction. In summary we consider all habitats within the Application Site to be unremarkable. Habitats and botanical species are therefore not considered an ecological constraint for development at this site.

Actions: In terms of tree works proposed by this development and the protection of retained trees within and around the periphery of the site these works will be carried out in full compliance with BS5837:2012 Trees in Relation to Construction. Full details of tree removal, tree protection measures and landscaping of the site along with a detailed maintenance schedule have been provided to satisfy the requirements of Condition 5 of Planning Permission ref: 17/00765/FULL.

Bats

Based on our survey of tree roost potential we consider that there is limited potential for roosting bats to use trees with ivy cover in the woodland strip along the eastern boundary of the Application Site. We recommend that a series of a minimum of two dusk and one pre-dawn bat activity survey covering each location where bats could potentially roost should be completed. Note: As the bat roost potential is mostly outwith the Application Site the surveys are to confirm if any roost may be disturbed by works. Any site preparation works may still take place more than 30m from the trees/hedge, so this should still allow works to commence in the western part of the Application Site Note: Any site compound established would require lighting to be hooded and to face away from the woodland.

Actions: To accompanying the Phase 1 Habitat Survey and address the above recommendation for Bat Activity Surveys, Acorna Ecology Ltd were commissioned by Persimmon Homes to provide Bat Roosting Potential Survey & Subsequent Presence/Absence Surveys. The Bat Roosting Potential Survey & Subsequent Presence/Absence Surveys was approved by the Reporter as part of planning permission ref: 17/00765/FULL.

The conclusions drawn from the Bat Roosting Potential Survey & Subsequent Presence/Absence Surveys were that the initial daylight tree inspections found potential roosting features present that could be used by roosting bats but no actual evidence of bats. The subsequent suite of presence/absence surveys confirmed that no bat roosts were present at the time of the surveys. Therefore, roosting bats are not an ecological constraint at this site.

As there is no evidence of roosting bats on or around the periphery of the application site there is no requirement to create a 30m exclusion zone from the trees/ hedge in the eastern and south eastern sectors of the site.

Badgers

Badgers are not an ecological constraint within the survey area.

Actions: As there is no evidence of badgers on the site or the presence of setts on or around the application site no mitigation works are necessary in this instance. However, the following best practice mitigation measures will be put in place for the duration of development to ensure that should badgers or other mammals enter the site there will be minimal risk to their health or wellbeing.

- A toolbox talk on the potential for foraging/commuting Badgers to be present within the wider area will be provided to all contractors, and the potential for Badgers to pass through the Development Site should also be pointed out;
- Any soil materials stockpiled for an extended period of time could offer burrowing habitat for mammals, so if any soils are stored they should be checked for the presence of any excavations by mammals prior to removal or re-working;
- Any pipe compounds should be secured so that wild mammals cannot enter pipe stacks at night;
- No pipes will be left open ended in trenches and accessible to wild mammals overnight; and
- Any trenches/excavations remaining open overnight that are deeper than 1.5m will have escape ramps provided in case wild mammals fall in, or will have at least one graded slope that any mammals could use to get out again.

Breeding Birds

In general birds were concentrated in the woodland habitats. To maintain a high due regard for the potential for breeding birds to be present we recommend that any site preparation works such as vegetation removal or soil stripping is done between August and March to avoid the bird breeding season. If any such works were proposed during the bird breeding season we recommend that the area proposed for works and a 50m buffer would need checked by an ecologist to determine if any breeding birds with active nests or dependent fledglings were present. If any were present then works must not take place in that area and a defined buffer zone until the breeding cycle is complete for those individual birds, although there may be other areas of the Application Site that could safely be worked if no breeding birds were present.

Actions: We propose to complete all tree works and vegetation stripping associated with the proposed development prior to March 2020. Should this not be possible we will liaise directly with the Council's Ecology Officer and our consultant Ecologist (Acorna Ecology Ltd) to determine if any breeding birds with active nests or dependent fledglings are present within a 50m buffer of the proposed development. Should there be breeding birds with active nests or dependent fledglings present within the buffer zone no works shall take place until the breeding cycle is complete for those individual birds.

3.0 Phasing of Development

Following the findings of the Phase 1 Habitat Survey we have created a Route of Build Plan shown in Figure 1 below. The Plan illustrates the areas of the site that shall be developed in chronological order. Taking account of the location of key infrastructure features such as the attenuation basin in the north eastern sector of the site, road formation and constraints such as the steeply sloping topography to the south of the site it is our intention to carry out all necessary site preparation works prior to March 2020. Site preparation works will involve installing tree protection measures and carrying out tree works in accordance with the details approved by Condition 5 of Planning Permission ref 17/00765/FULL, vegetation stripping and formation of the attenuation basin. Thereafter, works will commence with the formation of the roads and the erection of housing units in the northern and eastern sectors. Works will then commence on the housing units in the western sector of the site before concluding with the housing units in the central southern sector.

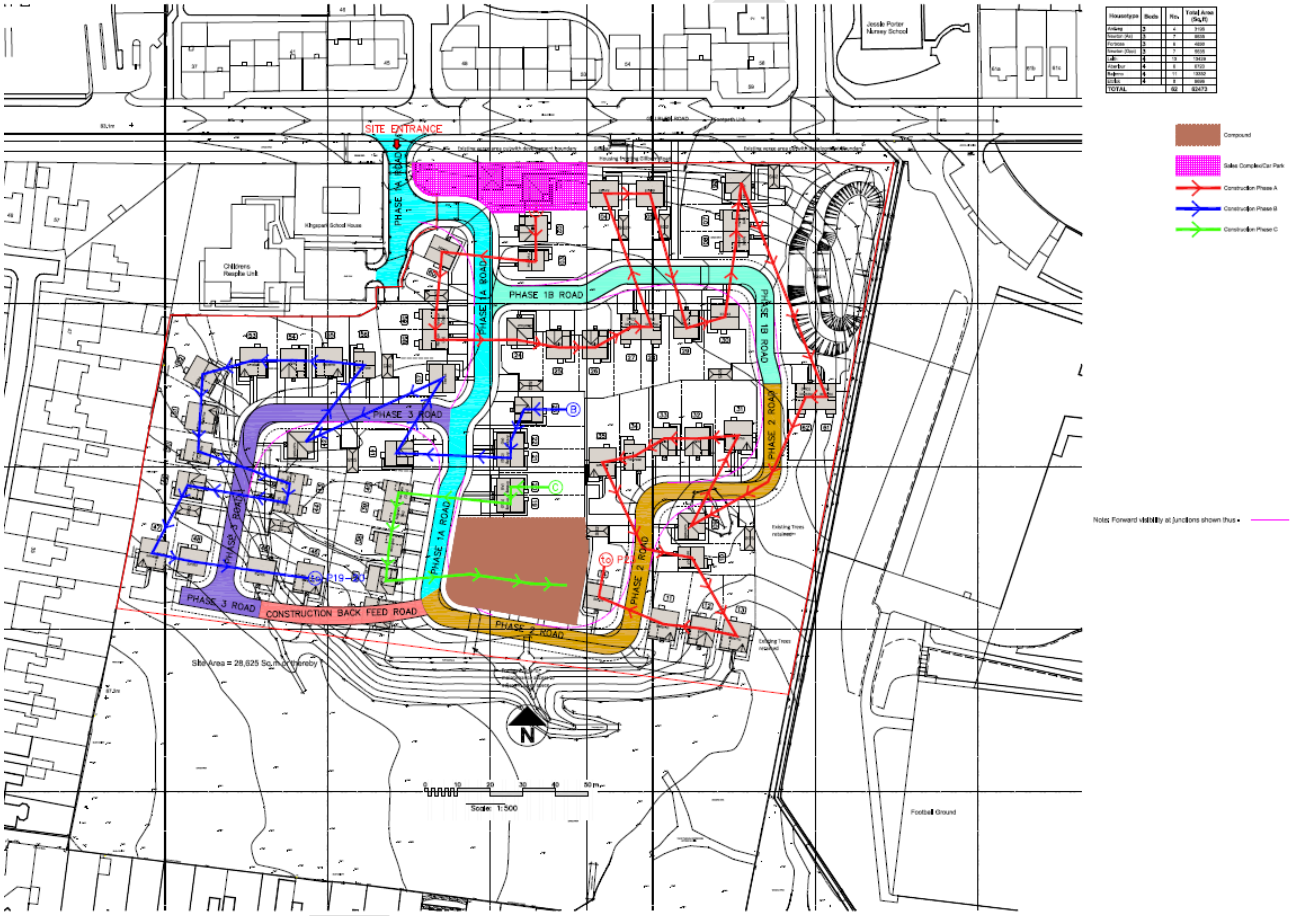

Figure 1: Route of Build Plan

4.0 Site Compound

The layout of the site compound is detailed in Figure 2 and details the position and orientation of site cabins and storage containers. Persimmon Homes implement best practice guidance with regard to Health and Safety Legislation in Construction. As such there will be no lighting installed within the Site Compound as we do not work in fading daylight/ darkness.

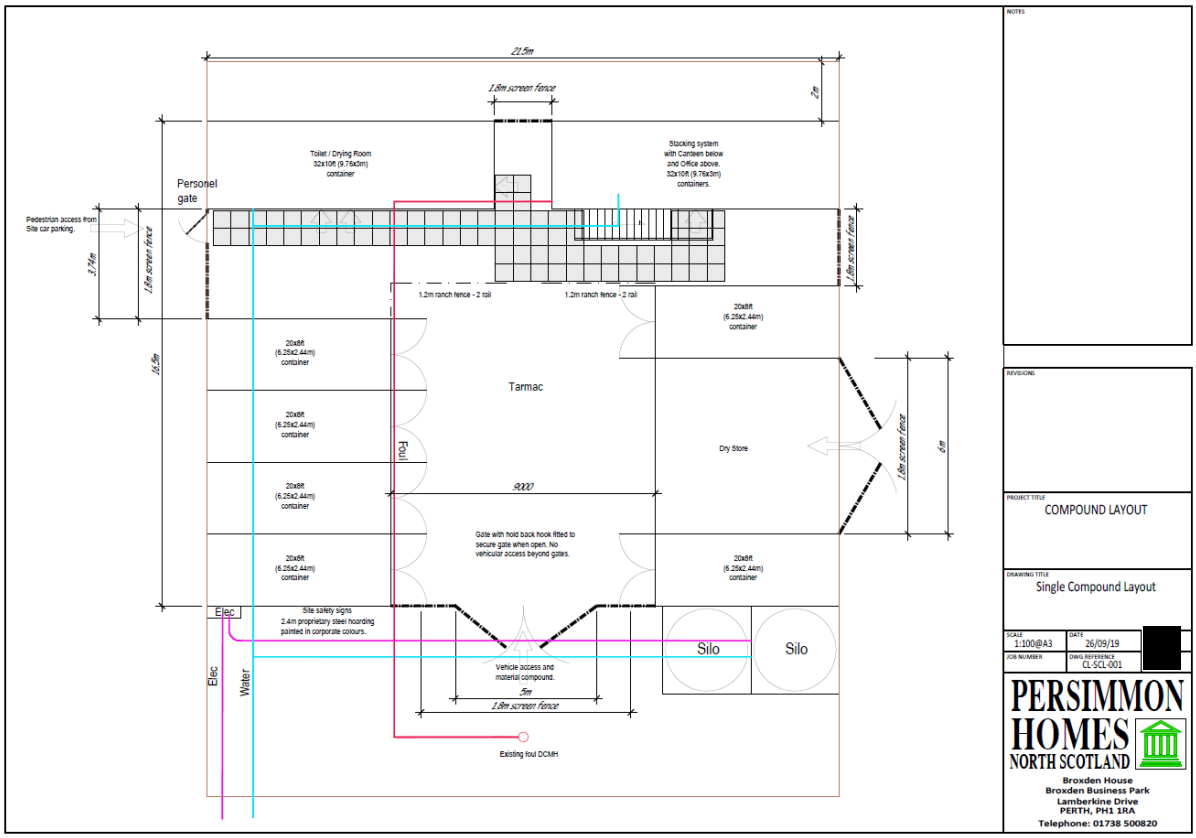

Figure 2: Site Compound Layout Plan

5.0 Conclusion

This construction method statement has been created to ensure compliance with Condition 20 of Planning Permission ref: 17/00765/FULL and Policy 34 of the adopted Dundee Local Development Plan 2019.

Through the timetable and route of build programme for this site we have demonstrated a commitment to adhering stringently to the recommendations of the Phase 1 Habitat Survey. In doing so we believe that the impact of development on the natural heritage assets of the site shall be minimised.