

NO 1 READING, 29-35 STATION ROAD, READING

ECOLOGICAL MANAGEMENT PLAN

Final Document

October 2018

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • Management Plans
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ECOSA Quality Assurance Record

This report has been produced in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2015¹.

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This report may or may not be suitable to support a planning application. Should this report contain recommendations for further survey work or assessment, the results of this would be required in order to support a planning application.

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¹ Chartered Institute of Ecology and Environmental Management (2015). *Guidelines for Ecological Report Writing*. Technical Guidance Series. <http://www.cieem.net/publications/23/ecological-report-writing>

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Table of Contents

1.0	INTRODUCTION	1
1.1	Background.....	1
1.2	The Site	1
1.3	Aims and Scope of Report.....	1
1.4	Site Proposals.....	1
2.0	MANAGEMENT PLAN OBJECTIVES.....	3
2.1	Introduction	3
2.2	Overview of Management Plan Objectives	3
2.3	Structure of the Management Plan.....	3
3.0	GENERAL MANAGEMENT PRESCRIPTIONS	4
3.1	Introduction	4
3.2	Review	4
3.3	Responsibilities.....	4
3.4	Contractors	4
4.0	SPECIES-SPECIFIC MANAGEMENT	5
4.1	Introduction	5
4.2	Invertebrates.....	5
4.3	Birds.....	5
5.0	HABITAT-SPECIFIC MANAGEMENT.....	7
5.1	Introduction	7
5.2	Brown Roof.....	7
5.2.1	<i>Objectives for Brown Roof.....</i>	<i>7</i>
5.2.2	<i>Mitigation and Enhancement</i>	<i>7</i>
5.2.3	<i>Management Prescriptions.....</i>	<i>7</i>
6.0	MONITORING AND REVIEW	8
7.0	TIMETABLE OF MANAGEMENT AND MONITORING WORKS	9
Map 1	Site Location Plan	

1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been appointed by Breithorn Developments Ltd to prepare an Ecological Management Plan for No. 1 Reading, 29-35 Station Road, Reading (hereafter referred to as the site).

An Ecological Impact Assessment (EclA) was undertaken by ECOSA in 2018². The purpose of this survey was to assess the suitability of the site to support rare or notable species. With the exception of feral pigeons the site was assessed as having negligible suitability to support protected species and assessed as being of low ecological value overall.

As part of the requirement for the BREEAM New Construction 2014 assessment an Ecological Management Plan is required to be submitted as part of the assessment associated with award of credits for LE 05 Long Term Impact on Biodiversity.

1.2 The Site

The site is located in Reading, Berkshire, centred on National Grid Reference (NGR) SU 7159 7369 (**Map 1**).

The site is located in the centre of Reading and comprises a derelict six-storey office block and surrounding hardstanding.

To the immediate east of the site is a busy town centre road, whilst immediately north is a more minor thoroughfare. Another high rise office block adjoins the site to the south and a high-rise office is located a few metres west. High-rise buildings predominate in the wider surrounding, with Reading train station approximately 150 metres to the north.

1.3 Aims and Scope of Report

The aim of this document is to outline the proposed ecological management required at the site. The management plan sets out the management prescriptions for the site in order to retain the long-term ecological value. This plan covers a period of five years following the commencement of the development.

1.4 Site Proposals

The site has been derelict for several years. The site area is 0.09ha; proposals involve the demolition of the existing building and erection of a replacement mixed use 22-storey building consisting of a hotel (Class C1), office (Class B1a) and flexible ground

² ECOSA (2018) No.1 Reading, 29-35 Station Road, Reading – Ecological Impact Assessment.

floor retail use (Classes A1, A2, A3, A4 and A5 use), with associated servicing from Garrard Street.

2.0 MANAGEMENT PLAN OBJECTIVES

2.1 Introduction

This section provides an overview of the objectives of the Ecological Management Plan for the site. Specific objectives for each individual habitat type are detailed within the management prescriptions.

2.2 Overview of Management Plan Objectives

The overarching objective of the Ecological Management Plan is to enhance the long-term ecological value of the site.

2.3 Structure of the Management Plan

The general overarching management prescriptions for the site are provided within Section 3.0, with species specific management and mitigation measures detailed in Section 4.0.

The main habitat type which is the focus of this management plan is a brown roof. Management prescriptions for each of these habitat types are detailed individually within Section 5.0.

3.0 GENERAL MANAGEMENT PRESCRIPTIONS

3.1 Introduction

This section provides an overview of the general management prescriptions for the site.

3.2 Review

As part of on-going monitoring and review process, the management plan will be periodically assessed in order to ensure that the objectives are being met. Details of this review process are provided within Section 7.0.

3.3 Responsibilities

The implementation of the management plan will be the responsibility of Station Road Dev Co Ltd (or their successors in title), who will likely transfer the day to day management of the site to an appointed management agent following completion of the development. These third parties will be responsible for implementing the management plan.

This plan will be issued to both the current landowner of the site and to the proposed management agent in order to ensure that they are fully aware of the management required at the site.

It is anticipated that the funding for the management will be provided through the maintenance budget for the site which will be the responsibility of Station Road Dev Co Ltd or their appointed management agent. Station Road Dev Co Ltd or the appointed management agent will also be responsible for ensuring the long-term delivery of the plan.

3.4 Contractors

The proposed management works will be undertaken by specialist contractors with suitable experience in the management measures proposed. Monitoring and review will be undertaken by the contractors with consultation with a suitably qualified ecologist and other specialists, such as landscape design consultants employed/consulted as necessary.

4.0 SPECIES-SPECIFIC MANAGEMENT

4.1 Introduction

This section provides an overview of the species-specific mitigation measures and management prescriptions for the site.

4.2 Invertebrates

As part of the proposals for a brown roof (see Section 5.2), small areas of mounded rubble or stones and small areas of driftwood/brash will be created that will allow colonisation by invertebrates. These should be sloped gradually to a rounded apex raised approximately 50 centimetres above the surrounding substrate, preferably with a steeper slope on the south facing aspect. The mounds should be positioned such that they receive the maximum sunlight available.

No regular management associated with these is likely to be necessary. However, maintenance contractors should monitor them and repair or recreate, should they fall into a state of disrepair.

4.3 Birds

Evidence of extensive feral pigeon use of the building was found during the EcIA. Pigeons may breed in any month of the year, but peak nesting bird season for most bird species is from March to August inclusive. Therefore, it is recommended that the site be attended by a specialist contractor between October and February inclusive in order to disperse birds that may be present. If any birds are found to be actively nesting they and the nest should not be disturbed but would be monitored until the young have fledged.

All areas of the building allowing access to pigeons should then be secured. Windows and doorways should be boarded, whilst smaller gaps and external features such as parapets and guttering should be made inaccessible. Where nesting birds require monitoring only a gap nearest the nest site allowing entry and exit need be left unsecured – i.e. the majority of the building should then be made pigeon-proof at the earliest opportunity.

Netting may be used but should be of a fine enough gauge that neither pigeons, nor other species become tangled in it or can pass through it – 19mm will deter most species. Once installed, this would need to be maintained and monitored regularly prior to building demolition to ensure birds do not become trapped. Anti-pigeon spikes may be affixed in some areas in preference to netting.

Pigeon deterrents, such as electronic acoustic deterrents may be deployed on the advice of a specialist contractor.

The brown roof area discussed in section 5.2 will provide habitat that is favoured by black redstart for foraging as it will support a variety of invertebrates on which the birds will feed. Additionally two small, open nest boxes will be installed on the western face of the building, above and adjacent to the 5th floor brown roof in order to attract black redstart to breed. These will be inspected annually, in the winter and cleaned, repaired or replaced as appropriate.

Peregrine boxes will be installed on the eastern face roof edge on the 22nd floor of the building. An example of an appropriate design would be a Schwegler Peregrine Falcon Nest Box (or similar). As with the black redstart boxes, an annual inspection should be undertaken, outside of the breeding season, and the box cleaned, repaired or replaced as needed.

5.0 HABITAT-SPECIFIC MANAGEMENT

5.1 Introduction

This section provides an overview of the habitat-specific management objectives and prescriptions for the site.

5.2 Brown Roof

A single 85m² area of rockery type roof will be included on the roof of the 5th floor of the new building on its western side.

5.2.1 Objectives for Brown Roof

The specific objectives for the brown roof habitat are:

- To maintain a varied structure on the rockery roof in order to provide new and maintained habitat for invertebrates, and to allow the roof to develop ephemeral vegetation without planting.

5.2.2 Mitigation and Enhancement

The rockery roof will provide new habitat for invertebrates through the inclusion of small areas of mounded rubble or stones and small areas of driftwood/brash. These should be sloped gradually to a rounded apex raised approximately 50 centimetres above the surrounding substrate, preferably with a steeper slope on the south facing aspect. The mounds should be positioned such that they receive the maximum sunlight available.

5.2.3 Management Prescriptions

The brown roof will be managed in accordance with the manufacturer's instructions. In order to ensure the rockery roof maintains suitability for invertebrates it is envisaged that the management will be relatively non-intervention with the roof allowed to develop a vegetated nature.

6.0 MONITORING AND REVIEW

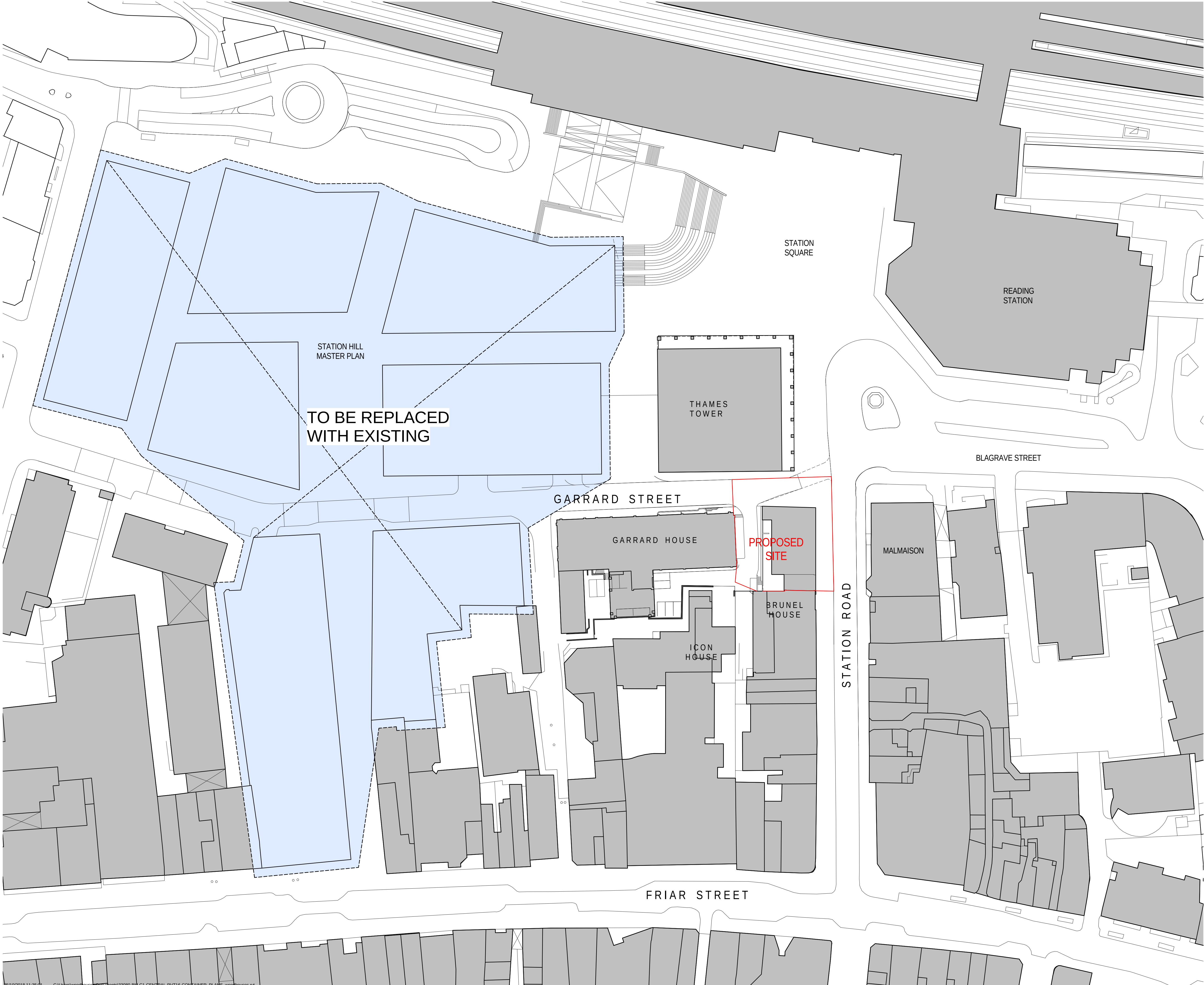
It is proposed that the party responsible for implementation of this management plan carry out regular *ad hoc* monitoring at the site to establish any obvious deviations or faults. Where any issues are highlighted, a suitably qualified ecologist will be consulted for advice where necessary.

7.0 TIMETABLE OF MANAGEMENT AND MONITORING WORKS

Management Prescription		Section Reference	Year ³					
			0	1	2	3	4	5
Construction Phase Mitigation and Enhancement	Protection, dispersal and deterrent measures in respect of feral pigeons	4.3	+					
	Installation of brown roof	4.2 and 5.2.2	+					
	Installation of black redstart nest boxes	4.3	+					
	Installation of peregrine falcon nest box	4.3	+					
Monitoring and Progress Review	Annual monitoring by management contractors	6.0		+	+	+	+	+

³ The exact timescales for the construction of the development are unknown. For the purposes of this management plan, construction works are referred to as “Year 0” with the management plan covering subsequent years “Year 1 – 10”.

Map 1 Site Location Plan

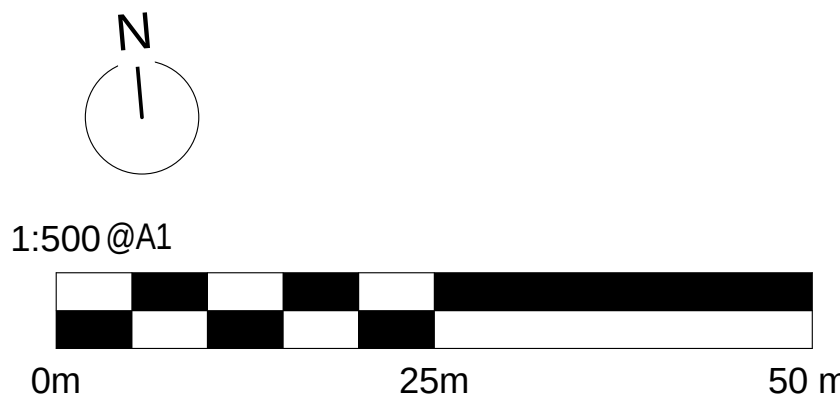


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0.09ha

B	25.10.18	Issued for Planning
A	04.10.18	Site boundary confirmed
	18.09.18	First issue
Revision	Date	Description

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Description
Site Location Plan

Status
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