

Ecology response for F/23/95306 DEACONS BOATYARD, BRIDGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AZ

Construction of a new boat maintenance building including staffroom and storage area.

Gary Osmond

28/6/23

There are records of bats near this site and a line of trees separating the site from the rail line. It is not clear whether these overhanging trees would be affected by the proposal. If any vegetation is to be removed, it must be done outside of bird nesting season (which is usually between 1st March and 31st August) or only after a nesting bird check by a suitably qualified ecologist. These appear to be mature trees which may have potential bat roost features. Lighting must be avoided along the wooded boundary with the rail line. If permanent external lighting is proposed, a condition will need to be imposed requiring details to be submitted to ensure there is no light spill into surrounding habitats.

The Flood Risk Assessment by Avison Young (May 2023) states that the site is considered to be at high risk for tidal flooding, low to medium risk of groundwater flooding, low risk for fluvial flooding and very low risk of surface water flooding. It is not feasible to raise the main boat space finished floor level, but boats would not be affected by flood water. A flood activity permit is recommended after planning permission has been secured.

Since this building will involve the use of paints and other chemicals for boat maintenance, flood resilience measures outlined in section 6.4 must also include flood-proof storage for paints and chemicals, waste containers and any equipment/materials that would have paint and chemical residues so that the potential for spillage/pollution during a flood is eliminated. Spill kits and a spill procedure must also be in place.

CEMP section 7 Control of Pollution should be amended to include flood-proof storage for waste containers and any liquids used during construction. Any re-fueling must be done on absorbent pads away from the river. Details on control of surface water drainage during construction must be included in the CEMP.

From the Ecology Comments for F/19/85367:

The CEMP states that the piles will be augured. Although this should reduce noise and vibration impacts on the Solent Maritime SAC (adjacent to the site), Solent wader and Brent goose sites (secondary support site approx. 350m to the south) and Solent and Southampton Water SPA (approx. 400m downstream), it does not remove them entirely.

Due to the distance between the Solent and Southampton Water SPA and wader and Brent goose sites impacts on the overwintering birds should be minimal. The overwintering bird period is October to March inclusive but as a precautionary measure, construction in the latter months of this period (Jan, Feb and Mar) when the birds are at their most vulnerable should be avoided where possible.

Migratory salmonids are at risk from disturbance caused by vibration during 16 March to 15 May (smolts) and 1 June to 31 October (adults). Vibrations resulting from the construction may affect salmonids if construction is to take place during this period. Works should only be carried out in daytime hours and good visibility and not take place if the temperature drops below freezing.

A surface water drainage plan is required for the proposed building because it has not been addressed within the Flood Risk Assessment. The Ecology Comments for F/19/85367 will be useful to highlight areas which have not yet been addressed in this application. This includes the path of roof drainage, and the treatment process for this drainage before it enters the existing drainage system.

Biodiversity enhancements are required and can be conditioned.

Lisa Malter

Ecologist