

Additional Ecology response November 2023 for RM/23/94858 CHALCROFT BUSINESS PARK,
BURNETTS LANE, WEST END

Approval of Reserved Matters pursuant to hybrid planning permission F/18/83945 giving details of the: a) layout; b) scale; c) appearance; d) landscaping. For a scheme of 6,419 sqm of commercial floor space formed in 3no. buildings. (DUPLICATE APPLICATION 1)

Additional Notes: Please can we have your observations on the amended plans we have received

Rachael Morris

2/11/23

I have reviewed the option 2 flow direction plan and the information provided by the agent's email (30/10/23). These proposals are acceptable.

A more naturalistic shape to the SuDS basin is better than the rectangular basin.

The flow direction arrows are appropriate.

As an alternative to night-scented stock, the Stars of the Night brochure available from Wild About Gardens.org.uk lists a variety of different flowers which can attract bats on pages 4 and 5. They recommend growing a range of flowers for a longer flowering season and a greater diversity of insects. Evening primrose, hemp agrimony, lavender, marjoram, borage, oxeye daisy, cosmos, Michaelmas daisy, common honeysuckle, scotch thistle, Verbena bonariensis, wild angelica, sea holly, bishop's weed, rowan, Hebe, and common ivy are all suggested.

The lighting specifications comply with the latest guidance.

Signage for HGV drivers will help to avoid them driving over the permeable paving and will be appropriate for this scheme.

Lisa Malter

Ecologist

26/10/23

I have reviewed the amended Landscape Plan (Rev B, September 2023), Landscape Management Plan (Rev B, October 2023), Drainage Strategy Technical Note by Jubb (June 2023) and amended elevation drawings.

The bird and bat boxes have been relocated to darker locations as discussed.

Climbing vines (honeysuckle and clematis) have been added to the planting area along the eastern boundary. The Landscape Plan and Landscape Management Plan has been amended as requested.

The three forms of filtration are proposed for surface water drainage.

For the first level of filtration the proposals are permeable paving for road areas without HGVs, a filter channel drain for areas where HGVs will use the roadway, and SuDS planters for surface water drainage from roof areas. A downstream defender is proposed for the 2nd level of filtration, located upstream of the attenuation tank to prevent silt entering. The detention basin will be the third level of filtration. The pollution hazard and mitigation simple index approach has been used, and therefore the SuDS approach complies with DM6. Direction of flow arrows must be added to the plan.

The detention basin mentioned in the text of this technical note is described as a wildflower planted swale in the plan at Appendix B. The shape of the SuDS basin shown in the landscape plan is different to the shape of the basin/swale shown in the plan in the Drainage Technical Note. Although SuDS planters are mentioned in the text they are not shown on the plan. A planting plan for the detention basin and SuDS planters is also required. This must be coordinated with the Landscape Plan and the Landscape Maintenance Plan which can be conditioned.

An updated SuDS maintenance plan can be conditioned. The plan must also include maintenance of the SuDS detention basin which has not been included in the draft regime listed in the table at 4.1.5 in the Drainage Technical Note.

It is not clear how HGVs will be restricted from accessing the areas without the hydro filter drain channels.

Lisa Malter

Ecologist