

Additional Ecology response for F/23/96253 Unit One, Strategic Park, Southampton, SO30 4DA

Change of use from Class B8 and/or Class E (g)(iii) with ancillary offices, to a flexible use including Class E(g), Class B2 and Class B8. Replacement of [2.no](#) loading bays with sectional shutter doors and other alterations to the fenestration. External storage compound. External works and alterations including plant and landscaping.

Rachael Morris

19/12/23

I have reviewed the Ecological Impact Assessment report by South Downs Ecology (December 2023). The building has been assessed as having negligible bat roost potential and the main area of the site has been assessed to have negligible foraging and commuting potential for bats. Piles of bird droppings without nesting material suggests that feral pigeons may use the loading bays as temporary perches.

Please note section 5.12 mentions *rare* ferns *Dryopteris sp.*, (this is probably a typo). This should probably read *male* ferns, as given the area, they are not likely to be rare.

A CEMP will be required, as explained in section 7.6 and 7.10, to protect any wildlife that might be using the site or the adjacent woodland. Lighting should be minimised during construction and only on an as-needed basis, avoiding times when bats may be active.

No changes in lighting have been proposed, but if needed, any new lighting must comply with BCT/ILP Guidance Note 08/23 available on the Institute of Lighting Providers and Bat Conservation Trust websites.

A breeding bird check must be done just prior to the start of works to ensure that breeding birds will not be disturbed. If any nesting materials are found, work must stop, and a 5 m buffer established to protect the nest from disturbance until after the young have fledged and left the nest.

The ecological enhancements recommended are appropriate and can be implemented. These are 2 tree-mounted bird boxes, 1 bat bot, a log pile and seeding the access way verge with a wildflower meadow seed mix.

Please could you add the following informative to the decision notice:

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Lisa Malter
Ecologist

23/11/23

Due to the potential for nesting birds and bats to be using this site, the changes to fenestration, and addition of external plant and storage areas a preliminary ecological appraisal will be required. The building must be checked for potential bat roost and bird nesting features to ensure that the proposed external plant and changes to fenestration will not affect these protected species. The proposed timber acoustic fence must have openings at ground level (13x 13 cm minimum) to allow the free passage of small animals.

The planning statement by Fellow Planning Ltd. Lists the following proposed changes. It is not clear whether each of these is an additional change or a further explanation of a change that was already listed in this document. Are both a fridge condenser and a freezer condenser proposed for the west side of the building or just one? Only a freezer condenser is shown on the plan.

Removal of loading bay dock extensions,

External plant proposed to north,

Fridge condenser unit on western side of building,

Widening of existing sectional roller door

An external storage compound area

Install a 3m high timber acoustic fence to part of the site's south-western boundary (as shown in the previous application) which is in the process of being installed.

Air conditioning plant previously located to the south of Unit 1 has been decommissioned and removed. Replacement plant will include four air conditioning condenser units and an air scrubber for a spray booth located to the north of the building. Air intakes and exhausts for the air scrubber will be located in the northern façade of the building and will be fitted with silencers.

A dust extractor unit will also be located to the north of the building with the majority of the ductwork running internal to the building.

A single freezer condenser will be located to the west of the building. Noise has been taken into account in developing the site layout ensuring that the majority of external plant is located to the north of the building which will maximise screening from the building itself and hence minimise noise levels at the nearest residential receptors to the south.

The proposed biodiversity enhancements are appropriate. They are: a verge in the access road to be planted with wildflower seed mix, two bird boxes and a bat box to be attached to existing trees and a log pile to be created.

Lisa Malter

Ecologist