

Ecology & Biodiversity Statement – Addendum

1. Introduction

- 1.1. This addendum statement is for the Community Right to Build Order (CRTBO) on Phoenix Place submitted by the Mount Pleasant Association (MPA).
- 1.2. It is an addendum to the planning permission submitted by the Royal Mail Group, and outlines the key differences between the Ecology & Biodiversity impact of the two sites.
- 1.3. This statements shows that the MPA proposals do not in any way have a more negative impact upon Ecology & Biodiversity than the RMG proposals.
- 1.4. This statement refers to the following documents submitted as part of the RMG planning application
 - 1.4.1. Environmental Statement Non-Technical Summary
 - 1.4.2. Mount Pleasant Environmental Statement Vol 4A Appendix 11.2, 1 of 2.
- 1.5. This addendum also refers to the Design Statement submitted as part of the MPA's CRTBO application.

2. Royal Mail Group proposals - Impact on Ecology & Biodiversity

- 2.1. In the Environmental Appraisal, the overall impact on Ecology & Biodiversity is described as a 'Non-significant issue'
- 2.2. According to the Environmental Statement for the RMG's proposal:
'The majority of the Site comprises habitats considered to be of negligible ecological value. The scattered trees on Site are considered to be of value within the boundary of the Site only. No protected or notable species are considered to utilise the Site' (6.1) *Ecological Appraisal p113 - ENVIRONMENTAL STATEMENT VOL 4A - APPENDIX (1 OF 2).pdf*
- 2.3. According to the Environmental Statement for the RMG's proposal:
'The Site is not subject to any statutory or non-statutory designations. It is considered that the implementation of a CEMP during the construction phase would adequately mitigate for any effects to statutory or non-statutory sites within proximity to the Site as a result of the proposed Development' (6.2)

2.4. According to the Environmental Statement for the RMG's proposal:

'The buildings and trees on the Site offer limited foraging and nesting opportunities to local bird species. As a precautionary measure, where building demolition / vegetation clearance is required it should be undertaken outside of the breeding bird season or, if this is not possible, an ecologist should be deployed to inspect such features prior to clearance works.'
(6.3)

2.5. According to the Environmental Statement for the RMG's proposal:

'It is considered that following implementation of the recommended mitigation measures, the impact upon the ecological value of the Site as a result of the development would be negligible. Indeed, depending on the extent of ecological enhancements incorporated within the development design, there is the potential for the proposals to result in a net benefit in terms of ecological value.' (6.4)

3. Mount Pleasant Association – similarities with RMG proposals

3.1. There is little change in impact on Ecology & Biodiversity from the construction. Construction on the Phoenix Place development is likely to be of similar scale in both the RMG and MPA proposals.

3.2. The MPA proposals will take the same precautionary measures outlined in the RMG application:

3.2.1. The implementation of a CEMP during the construction phase (which) would adequately mitigate for any effects to statutory or non-statutory sites within proximity to the Site as a result of the proposed Development. (6.2)

3.2.2. Where building demolition / vegetation clearance is required it will be undertaken outside of the breeding bird season or, if this is not possible, an ecologist will be deployed to inspect such features prior to clearance works (6.3)

4. Mount Pleasant Association –changes in impact on Ecology & Biodiversity

4.1. There are no expected differences in the impact on Ecology & Biodiversity, due to the issue being 'insignificant' and the habitats being considered to be of negligible ecological value.

5. Conclusions

5.1. There is no evidence that the MPA proposals will have a negative impact on ecology and biodiversity.

5.2. The MPA's proposals can be considered to have the same impact as the RMG proposals upon the ecological value: Negligible, with the potential of a net benefit.