Environmental Site Condition Report

Discharge of Planning Condition 5

Document No.

1. Document Submittal History

Revision	Date	Prepared by	Checked by	Approved by	Reason for Issue
P00	29/10/18	Martin Coulthurst	Robert Todd	N/A	Planning Condition Discharge

1. Purpose

The purpose of this report is to document the environmental site condition of Meadow Site Plot 2 & 3 as conducted during a site investigation on 29th October 2018. The report is intended to assist with discharging condition 5 which states the following:

> "No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works"

2. Site Condition

Westfields took possession of the site on 10th September 2018 after archaeological dig had been completed. From this point no works have been conducted on the site apart from surveys as of 29th October 2018 which is the date the condition survey was conducted. Photos can be found in appendix 1 of the survey conducted. The environmental condition of the site is described as per below

- Site timber hoarding established to site perimeter on Dantzic St, Little Nelson St and Aspin Lane.
- An existing stone retaining wall on the boundary to Angel Meadows park.
- The former streets of Mincing Lane and Aspin Lane are cobbled with a tarmacked raised footpath adjacent
- The two building plot locations consist of made ground, rubble and broken tarmac where the archaeological dig was conducted. These plots have a perimeter fire fence around them supported on concrete fence posts. To the plot perimeter weeds and moss has grown around the fencing system. Prior to the archaeological dig these plots were both tarmacked areas used as a car park.
- The retaining wall against angel street is of red brick formation with a steel fence above. There is a portion of grass and shrub area between the retaining wall and the footpath of Angel St.

3. Conclusion

As detailed within the Environmental Condition survey details above the only vegetation on the site is some weeds and moss growing around an old wire mesh fence and a small triangle of grass and shrubbed area adjacent to Angel St. There are no large bushes, trees or any other vegetation on the proposed development.

The site enabling works will start 12th November 2018 which will include clearing the weeds, moss and shrubs detailed above.

For this reason the vegetation on the site isn't considered to be suitable for bird nesting and the removal of what vegetation is there will be conducted from mid-November and will be

completed prior to the bird nesting season from March to September (inclusive). For this reason nesting birds are absent from the site and a method statement for managing of this isn't required

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Appendix 1. Site Survey Photos



Figure 1 - Photo of Plot 2 taken from Mincing St



Figure 2 - Photo of plot 3 taken from Mincing St



Figure 3 - Photo of plot 2 taken from Angel St



Figure 4 - Photo of the grassed area adjacent Angel St