GN40: BREEAM, CEEQUAL, HQM Ecology Assessment Issues Reporting Template

Applicability of this Guidance Note (GN) to the BREEAM Family of Schemes (BREEAM, CEEQUAL, HQM)

This guidance note is applicable for BREEAM, CEEQUAL and HQM schemes used in the UK which opened for registrations from 2018 onwards.

The relevance of this document to a project undergoing an assessment under any of these schemes is dependent on the version of the scheme being used. Reference should be made to the scheme Technical manual and specifically the assessment issue content to determine this. Where the assessment criteria do not align the information set out here is not relevant and cannot be used as a tool for demonstrating compliance with the assessment criteria in those versions of those schemes.

Where the term Assessor is used in this document this refers to the BREEAM, CEEQUAL or HQM Assessor as appropriate.

Purpose and Scope of this Guidance Note

The purpose of this guidance note is to help the Assessor relate the information generated during the project to the BREEAM, CEEQUAL or HQM ecology assessment issues in the scheme being used for assessment. The guidance in this document has been produced to support the assessment of these issues and should not be interpreted as criteria. Use of this document as a template is optional. If the Assessor chooses to use the template provided within this guidance note as evidence in the assessment the Assessor, project team member or the appointed Suitably Qualified Ecologist must complete all relevant sections.

The completed document can then be used by the Assessor along with all relevant project documentation to demonstrate compliance with the BREEAM, CEEQUAL or HQM criteria.

Evidence Used to Demonstrate Compliance

Evidence does not need to be prepared specifically for the purpose of the BREEAM, CEEQUAL or HQM assessment. Wherever possible the Assessor should source readily available project information to demonstrate compliance. For this reason, BREEAM is generally not prescriptive on the type of evidence required, although some issues do require specific documents to be provided.

The Assessor and project team will find that many assessment issues require more than one piece or type of information to demonstrate compliance with one criterion. However, in some instances, a single piece of information may be sufficient to demonstrate compliance with multiple criteria.

To help project teams and the Assessor understand how the different types of building information documentation they collate can be used as evidence at each stage of assessment, the evidence types are grouped broadly into three categories:

1. General evidence type
2. Specific evidence type
3. Other evidence type.

For some assessment issues, the Assessor will require a mix of general and specific evidence types. For more guidance see the 'Evidence Requirement' section of the relevant technical manual.

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Sections in this Document

There are 4 sections (sections A - D) in this document.

1. Section A: Scheme, Assessment Route and Contact Details
   - Section A1: identifies the BREEAM family scheme the project has been assessed under.
   - Section A2: identifies the assessment route that has been used for the project.
   - Section A3 requires details and contact details for the project team member (Route 1 only) or the Ecologist (Route 2 only) and developer/client.

2. Section B Expertise
   - Section B1 requests a list of the organisations / experts which were consulted in support of the assessment of the ecology assessment issues (Route 1 assessments).
   - Section B2 determines whether the appointed ecologist is 'suitably qualified' as defined by BREEAM (Route 2 assessments).

3. Section C Information Provided to Support the Assessment of the Ecology Assessment Issues.

   This section provides the Assessor with a template to guide the extraction of the necessary information to complete the ecology assessment of issues and to summarise the evidence being submitted to support achievement of the issue.
   - Section C1 should be completed for Route 1 assessments
   - Section C2 should be completed for Route 2 assessments

Note: There are four core assessment issues which relate to ecology (exact titles may vary according to scheme):
   - o Identifying and understanding the risk and opportunities for the project
   - o Managing negative impacts on ecology
   - o Change and enhancement of ecological value
   - o Long term ecology management and maintenance

4. Section D Signature of Validation

   This section requires the signature of the project team member or appointed suitably qualified ecologist as appropriate to the assessment route for the project.

Please note: it is only the appointed qualified and licensed Assessor who can confirm the award or otherwise of a credit or equivalent for a BREEAM, CEEQUAL or HQM assessment.

Where the Assessor assists in the completion of this document the project team member (for Route 1 assessments) or the ecologist (for Route 2 assessments) must completed and sign the final section (D1) to confirm the contents are accurate.

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Section A: Scheme, Assessment Route and Contact Details

Section A1: Information About the Breeam Family Scheme the Development / Project Has Been Assessed Under

1) Please enter the full name of the scheme including version, revision number and year (e.g. Home Quality Mark One v 2.3, 2019) being assessed against:

SD5078: BREEAM UK New Construction 2018 1.2

2) Please add the project details

BRE project reference number (if known):
Development name: NOMA Marketing Suite
Development address: Angel Square, Angel Street, Manchester

Section A2: Assessment Route Used for the Development / Project

1. Which assessment route is being used for the project?

Route 1 (Project team member) ○ Route 2 (Ecologist) ●

Section A3: Contact Details

Project team member details (complete for Route 1 assessments only)
Company name:
Company address:
Contact name:
Project team member report reference (where applicable):

Ecologist's details (complete for Route 2 assessments only)
Company name: ERAP (Consultant Ecologists) Ltd
Company address: Building N2, Chorley Business and Technology Centre, East Terrace, Euxton Lane, Euxton, Chorley, PR7 6TE
Contact name: Brian Robinson
Ecology report reference (where applicable): ERAP (Consultant Ecologists) Ltd 2019-160 2&3 Angel Square Ecology Report 20.08.19 (hereafter

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Developer/Client details (Complete for both Route 1 and Route 2 assessments)
Company name: NOMA (GP) Ltd
Company address: 15 Atholl Crescent, Edinburgh, EH3 8HA
Contact name:

Section B Expertise

Section B1: Recognised Local Ecological Expertise (Route 1 Only)

Please list the names and websites of the organisations who provided recommendations, specialist input or guidance which supported the assessment of the site.

Section B2: Ecologist's Qualifications (Route 2 Only)

1. Do you hold a degree (or equivalent qualification, e.g. N/SVQ level 5) in ecology or a related subject?

Yes ● No ○

If yes, please provide details

In 2001, I obtained a 2:1 degree (B.Sc. (Hons)) in Environmental Science from The University of Central Lancashire.

Note: The following degrees might be considered relevant: Ecology, Biological Sciences, Zoology, Botany, Countryside Management, Environmental Sciences, Marine and Freshwater Management, Earth Sciences, Agriculture, Forestry, Geography, Landscape Management.

GN40 0.0 PN345 © BRE Global Ltd, August 2018

2. Are you a practising ecologist with a minimum of 3 years relevant experience within the last 5 years?

Yes ● No ○

If yes, please provide details

I have been employed as an ecologist by ERAP Ltd (renamed ERAP (Consultant Ecologists) Ltd in 2016) since 2008.

Note: Relevant experience must clearly demonstrate a practical understanding of factors affecting ecology in relation to construction and the built environment; including, acting in an advisory capacity to provide recommendations for ecological protection, enhancement and mitigation measures. Examples of relevant experience are: ecological impact assessments; Preliminary Ecological Appraisals (PEA); Phase 2 habitat and fauna surveys; and habitat creation.

3. Are you bound by a professional code of conduct and subject to peer review*?

Yes ● No ○

If yes, please provide details including which organisation you are a full member of.

In February 2013 I upgraded from an Associate to a Full Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM).

**Note: a full member of one of the following organisations is considered to be bound by a professional code of conduct and subject to peer review: Chartered Institution of Water and Environmental Management (CIWEM); Chartered Institute of Ecology and Environmental Management (CIEEM); Institute of Environmental Management and Assessment (IEMA); Landscape Institute (LI); Institute of Environmental Sciences (IES); Royal Society of Biology; Institute of Environmental Sciences.*

Peer review is defined as the process employed by a professional body to demonstrate that potential or current full members maintain a standard of knowledge and experience required to ensure compliance with a code of conduct and professional ethics.

If 'no' has been answered for any question in Section B2 the requirements for carrying out an assessment using route 2 have not been met and no credits or points can be awarded for any ecology assessment issues under Route 2.

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Section C: Information Provided to Support the Assessment of the Ecology Issues

General note

When completing entries the level and detail provided should be appropriate to the scope and scale of the project.

Completing text fields in 'justification, explanatory, why boxes'.

Where the information is available within an existing document simply reference the relevant section of that document (including page number, section and clause, as applicable). There is no need to repeat the content in the justification, explanation or why boxes if this already exists elsewhere.

Section C1: Complete For Route 1 Assessments

Assessment Issue: Identifying and Understanding the Risks and Opportunities for the Project or Site

Prerequisite

1. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site?

Yes ◯ No ◯

If yes, please provide details on all relevant current UK and EU legislation that relates to the site:

Survey and evaluation

2. Has the BREEAM, CEEQUAL, HQM Ecology Risk Evaluation Checklist been completed?

Yes ◯ No ◯

Determining the ecological outcomes for the site

3. Have the survey and evaluation criteria been achieved?

Yes ◯ No ◯

Note: If no, the points below are not available and the assessment issue cannot be achieved.

GN40 0.0 PN345 © BRE Global Ltd, August 2018

4. During Concept Design, did the project team liaise and collaborate with representative stakeholders to identify and consider ecological outcomes (appropriate to the scale and type of development) for the project?

Yes ◯ No ◯

If yes, please provide a brief statement explaining how this was done:

5. Was the identification, appraisal and selection of specific solutions, actions and / or measures at a stage that allowed for the early influence of key project planning decisions?

Yes ◯ No ◯

Was this done in accordance with the following hierarchy of actions for those applicable for Route 1?

a. avoidance

b. protection

Yes ◯ No ◯

Please provide a brief statement for each action explaining how this was done / each point (applicable for Route 1) in the hierarchy was achieved:

Hierarchy of actions	**What was done?**
Avoid	
Protect	

If yes, please provide a brief statement explaining how this was done:

Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ◯ No ◯

GN40 0.0 PN345 © BRE Global Ltd, August 2018

If yes please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

6. Where the assessor has determined that the related set of criteria is applicable, were the wider site sustainability-related activities and the potential for ecosystem service related benefits also considered when determining the ecological outcome for the site?

Yes ◯ No ◯

If yes, please provide a brief statement explaining how this was done:

Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ◯ No ◯

If yes please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Evidence submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title

Assessment Issue: Managing negative impacts on ecology

Prerequisite

1. Has the following been achieved?
   a. The Identifying and understanding the risks and opportunities for the project or site assessment issue?
   b. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site?

Yes ◯ No ◯

If yes, please provide details on all relevant current EU and UK legislation that relates to the site:

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Planning, liaison, implementation, data

2. Were roles and responsibilities clearly defined, allocated and implemented to support successful delivery of project outcomes at an early enough stage to the ecological outcomes on the site by influencing the project brief and concept design stages?

Yes ◯ No ◯

If yes, please provide a brief statement explaining how this was done:

3. Were site preparation and construction works planned for and implemented at an early project stage to optimise benefits and outputs?

Yes ◯ No ◯

If yes, please provide a brief statement explaining how this was done:

4. Did the project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, implement solutions, and measures selected, during site preparation and construction works?

Yes ◯ No ◯

If yes, please list these and provide a brief statement explaining how this was achieved

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Managing negative impacts of the site / project

5. Were negative impacts from site preparation and construction works managed according to the hierarchy set out within the methodology for the relevant assessment scheme via one of the following?

Avoidance of negative impacts on habitats and features of ecological value on the site. Yes ◯ No ◯

or

Avoidance of negative impacts, protect habitats and features of ecological value from damage in accordance with best practice guidelines during development works. Yes ◯ No ◯

For the option selected, please provide a brief statement explaining how this was done;

Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ◯ No ◯

If yes please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Evidence submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title

Assessment issue: Change and Enhancement of Ecological Value Assessment Issue

Project / site overview

1. Please provide a brief description of the site being developed making clear features of the site which can be classified as linear (foliage and watercourse) and area based habitats.

Prerequisite

1. Has the following been achieved?
   a. The Managing the negative impacts on ecology site "assessment issue"?
   b. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site?

Yes ◯ No ◯

If yes, please provide details on all relevant current EU and UK legislation that relates to the site:

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Change and enhancement of ecology

2. Did the project team, liaising and collaborating with representative stakeholders and taking into consideration data collated and shared, implement locally relevant solutions, actions and / or measures which enhance the site?

Yes ◯ No ◯

Were the solutions, actions and / or measures adopted based on recommendations from recognised 'local' ecological expertise and specialist input and guidance?

Yes ◯ No ◯

Please briefly summarise the recommendations made and solutions, actions and / or measures implemented.

Evidence submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Assessment Issue: Long Term Ecology Management and Maintenance

The layout of assessment content varies depending on the scheme therefore this part of the GN captures the key issues assessed and supports the inclusion of information relevant to demonstrate compliance against this issue.

Pre requisite

1. Has the following been achieved?
   a. The Change and Enhancement of Ecological Value "assessment issue"?
   b. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site?

Yes ◯ No ◯

If yes, please provide details on all relevant current UK and EU legislation that relates to the site:

Planning, liaison, data

2. Did the project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, on solutions and measures implemented to:
   - monitor and review implementation and the effectiveness
   - develop and review management and maintenance solutions, actions or measures.

Yes ◯ No ◯

If yes, please list these and provide a brief statement explaining how this was achieved

Monitoring and reporting, management and maintenance

3. Taking into consideration the assessment criteria in the scheme technical manual which the project is being assessed against please:
   - summarise the monitoring and reporting arrangements / actions in place for the project / site
   - show how these demonstrate compliance against the criteria
   - include justifications about why these were deemed appropriate to the nature and scale of the project

GN40 0.0 PN345 © BRE Global Ltd, August 2018

4. Taking into consideration the assessment criteria in the scheme technical manual which the project is being assessed against please:
   - o summarise the management and maintenance arrangements / actions in place for the project / site
   - o show how these demonstrate compliance against the criteria
   - o include justifications about why these were deemed appropriate to the nature and scale of the project

5. As part of the tenant or building owner information supplied, has a section been included on Ecology and Biodiversity to inform the owner or occupant of local ecological features, value and biodiversity on or near the site and any related management requirements?

Landscape and ecology management plan (or similar)

6. Was the Landscape and ecology management plan, or similar, developed in accordance with BS 42020:2013 covering as a minimum the first five years after project completion?

Yes ◯ No ◯

Were any sections or items listed in the criteria or methodology relating to the scope and content of the plan deemed not appropriate due to the nature and scale of the project?

Yes ◯ No ◯

If yes please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Evidence submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Section C2: Complete For Route 2 Assessments

Assessment Issue: Identifying and Understanding the Risks and Opportunities for the Project or Site

Prerequisite

1. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is monitored against all relevant UK and EU or International legislation relating to the ecology of the site?

Yes ● No ○

If yes, please provide details on all relevant current EU and UK legislation that relates to the site:

Refer to paragraph 5.1.2 (page 13) of Annex A. Note that Annex A relates to a wider area than the red line boundary for the Marketing suite.

Survey and Evaluation

2. Was an appropriate individual (s) appointed at a project stage that ensured early involvement in site configuration and, where necessary, could influence strategic planning decisions?

Yes ● No ○

If yes, briefly describe the role and relevance of the individual (s) to the project and project stage in meeting the above point.

Brian Robinson of ERAP (Consultant Ecologists) Ltd was appointed prior to the commencement of any works and during the planning stage to advise in terms of ecological protections and enhancements for the proposed development.

3. Prior to the completion of the preparation and brief stage, was an appropriate level of survey and evaluation carried out to determine the ecological baseline of site taking into account the zone of influence to establish:
   - Current and potential ecological value and condition of the site, and related areas within the zone of influence.
   - Direct and indirect risks to current ecological value
   - Capacity and feasibility for enhancement of the ecological value of the site and, where relevant, areas within the zone of influence?

Yes ● No ○

If yes, please provide a brief statement explaining how this was done:

ERAP (Consultant Ecologists) Ltd were commissioned to complete an Extended Phase 1 Habitat Survey and Assessment (at the site and the potential zone of influence and the survey was completed in July 2020 without any significant survey limitations Details are presented at Section 2.0 (page 5) of Annex A.

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ○ No ●

If yes please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

4. Was data collated and shared with the project team to inform the site preparation, design or construction works?

Yes ● No ○

If yes, please provide a brief statement explaining how this was done:

Annex A has been provided to the client and the report and its recommendations have been used to inform the proposed development design.

Determining the ecological outcomes for the site

5. Have the survey and evaluation criteria been achieved?

Yes ● No ○

Note: If no, the points below are not available and the assessment issue cannot be achieved.

6. During Concept Design, did the project team liaise and collaborate with representative stakeholders to identify and consider ecological outcomes (appropriate to the scale and type of development) for the project?

Yes ● No ○

If yes, please provide a brief statement explaining how this was done:

Annex A has been provided to the client and has been used to inform the proposed development design.

GN40 0.0 PN345 © BRE Global Ltd, August 2018

7. Was the identification, appraisal and selection of specific solutions, actions and / or measures at a stage that allowed for the early influence of key project planning decisions?

Yes ● No ○

8. Was this done in accordance with the following hierarchy of actions:

   a. avoidance
   b. protection
   c. reduction or limitation of negative impacts
   d. on site compensation and,
   e. enhancement, considering the capacity and feasibility within the site, or where viable, off-site.

Yes ● No ○

Please provide a brief statement for each action explaining how this was done / each point in the hierarchy was achieved:

Hierarchy of actions	What was done?
Avoid,	N/A. Other than avoiding the bird nesting season
Protect	Measures to protect nesting birds during construction are presented at Section 5.3 (page 14) of Annex A.
Reduce/limit negative impacts	Measures to protect nesting birds during construction are presented at Section 5.3 (page 14) of Annex A.
On-site compensation	No compensation is required for the habitats which are considered to be of low ecological value.
Enhancement	Measures to incorporate into the site design to enhance habitats for wildlife are presented at Section 5.0 of Annex

Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ○ No ●

If yes please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

GN40 0.0 PN345 © BRE Global Ltd, August 2018

9. Briefly describe the agreed ecological outcome for the site

In accordance with NOMA Marketing Suite Landscape Masterplan 2629-PLA-XX-XX-DR-L-0002 Rev 5 (Planit I.E. Limited, 2021), hereafter the landscape plan, Annex B, the proposals will create areas of planted trees, herbaceous shrubs, wildflower meadow grassland and hard standing within the proposals. The proposals for the marketing suite do not need to incorporate bat boxes or bird boxes however. Bee hotels will be incorporated into the site layout.

10. Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ○ No ●

If yes please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

11. Where the assessor has determined that the related set of criteria is applicable, were the wider site sustainability-related activities and the potential for ecosystem service related benefits also considered when determining the ecological outcome for the site?

Yes ○ No ●

If yes, please provide a brief statement explaining how this was done:

Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ○ No ●

If yes please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Evidence submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title
ERAP (Consultant Ecologists) Ltd 2019-160 2&3 Angel Square Ecology Report 20.08.19	Annex A
Landscape proposals	Annex B

Assessment Issue: Managing Negative Impacts on Ecology

Prerequisite

1. Has the following been achieved?
   a. The Identifying and understanding the risks and opportunities for the project or site assessment issue?
   b. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is monitored against all relevant UK and EU or International legislation relating to the ecology of the site?

Yes ● No ○

If yes, please provide details on all relevant current EU and UK legislation that relates to the site:

Measures for the protection of nesting birds are presented at Section 5.3 (page 14) of Annex A.

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Planning, liaison, implementation, data

2. Were roles and responsibilities clearly defined, allocated and implemented to support successful delivery of project outcomes at an early enough stage to the ecological outcomes on the site by influencing the project brief and concept design stages?

Yes ● No ○

If yes, please provide a brief statement explaining how this was done:

The recommendations presented at Annex A were provided to the client at an early stage in the design of the site and have been used to inform the site design.
Measures for the protection of nesting birds are presented at Section 5.3 (page 14) of Annex A.

3. Were site preparation and construction works planned for and implemented at an early project stage to optimise benefits and outputs?

Yes ● No ○

If yes, please provide a brief statement explaining how this was done:

Annex A was made available to the client prior to the commencement of development (and during the planning stage of the project) and the recommendations have been acknowledged by the client.

4. Did the project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, implement solutions, and measures selected, during site preparation and construction works?

Yes ● No ○

If yes, please list these and provide a brief statement explaining how this was achieved

Annex A was made available to the client prior to the commencement of development and the recommendations have been acknowledged by the client.

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Managing negative impacts of the site / project

5. Were negative impacts from site preparation and construction works managed according to the hierarchy set out within the methodology for the relevant assessment scheme via one of the following?

No overall loss of ecological value has occurred — Yes ○ No ○

or

The loss of ecological value has been limited as far as possible — Yes ● No ○

For the option selected, please provide a brief statement explaining how this was done;

Works have been completed in a manner to avoid impacts to nesting birds, as presented at Annex A, Section 5.3 (page 14). Compensation will be provided for the loss of the habitats within the site.

Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ○ No ●

If yes please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Evidence submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title
ERAP (Consultant Ecologists) Ltd 2019-160 2&3 Angel Square Ecology Report 20.08.19	Annex A
Landscape proposals	Annex B

Assessment issue: Change and Enhancement of Ecological Value Assessment Issue

Project / site overview

1. Please provide a brief description of the site being developed making clear features of the site which can be classified as linear (foliage and watercourse) and area-based habitats.

All habitats are area based.
Refer to paragraph 3.2.3 (page 9) of Annex A, which states:
The vegetation and habitats within the Site comprise a hard standing car park, areas of unmanaged vegetation (comprising vegetation colonising hard standing and areas of unmanaged trees, scrub and tall-herb vegetation), ornamental planting, semi-improved neutral grassland (a seeded wildflower mix) and an allotment area.

2. Which change in ecological value methodology has been used for the site?

Full ● Simplified ○

Where the simplified route was used please provide a brief explanation of why, including any assumptions made.

GN40 0.0 PN345 © BRE Global Ltd, August 2018

The Farm Environment Plan Manual (Natural England 2010) should generally be used to assess the condition of the habitats but this will not cover all habitat types and so will be inappropriate in some instances. **If a different method has been used the SQE should explain why this has been selected and provide evidence to demonstrate its appropriateness for the site in question.**

Prerequisite

3. Has the following been achieved?
   a. The Managing the negative impacts on ecology site "assessment issue"?
   b. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is monitored against all relevant UK and EU or International legislation relating to the ecology of the site?

Yes ● No ○

If yes, please provide details on all relevant current UK and EU legislation that relates to the site:

Refer to paragraph 5.3.1 (page 14) of Annex A.
'All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. It is advised that any works such as vegetation clearance that will affect habitats suitable for use by nesting birds are scheduled to commence outside the bird nesting season. Commencement of works in the nesting season must be informed by a pre-works nesting bird survey, carried out by a suitably experienced ecologist. The bird breeding season typically extends between March to August inclusive.'

4. Where appropriate avoidance, mitigation and/or compensation measures have been agreed with the relevant statutory bodies for any potential impacts on legally protected species, SSSIs, ASSIs (Northern Ireland only), SACs, SPAs, Ramsar sites or irreplaceable habitats please briefly provide information about this.

N/A.

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Liaison, implementation and data collation

5. Did the project team, liaising and collaborating with representative stakeholders and taking into consideration data collated and shared, implement the solutions, actions and / or measures, selected in a way that enhances ecological value, in the following order:
   a. On site, and where this is not feasible,
   b. Off site within the zone of influence?

Yes ● No ○

Please indicate what was pursued

On site enhancement ● Off-site enhancement ○

6. Has relevant data been offered to the local environmental records centres nearest to, or relevant for, the site?

Yes ● No ○

Enhancement of Ecology

7. Where the calculation of the change in ecological value has been carried out in line with GN 36 - BREEAM, CEEQUAL, HQM Ecology Assessment Issues – Route 2, please confirm the BREEAM, CEEQUAL, HQM Change in Ecological Value tool has been completed and submitted as evidence.

Yes ● No ○

8. In addition to completion of the calculation tool please confirm the following:
   - Habitat losses and gains relating to legally protected species are included in the calculations and have been clearly identified.

Yes ● No ○

   - Linear and area biodiversity units have been calculated separately and losses and gains calculated for the Pre-Development and Post-Development scenarios are reported separately, i.e. per habitat type.

Yes ● No ○

   - All site survey information and the data associated with the calculations are included within evidence provided. This may include date stamped photographs and GIS layers containing data on the habitat types.

Yes ● No ○

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ○ No ●

If yes please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

Evidence submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title
ERAP (Consultant Ecologists) Ltd 2019-160 2&3 Angel Square Ecology Report 20.08.19	Annex A

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Assessment Issue: Long Term Ecology Management and Maintenance

The layout of assessment content varies depending on the scheme therefore this part of the GN captures the key issues assessed and supports the inclusion of information relevant to demonstrate compliance against this issue.

Pre requisite

1. Has the following been achieved?
   a. The Change and Enhancement of Ecological Value assessment issue?
   b. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site?

Yes ● No ○

If yes, please provide details on all relevant current UK and EU legislation that relates to the site:

Refer to paragraph 5.3.1 (page 14) of Annex A.

Planning, liaison, data

2. Did the project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, on solutions and measures implemented to:
   - monitor and review implementation and the effectiveness
   - develop and review management and maintenance solutions, actions or measures.

Yes ● No ○

If yes, please list these and provide a brief statement explaining how this was achieved

Annex A was made available to the client prior to the commencement of development (and during the planning stage of the project) and the recommendations have been acknowledged by the client and will be implemented.

Monitoring and reporting, management and maintenance

3. Taking into consideration the assessment criteria in the scheme technical manual which the project is being assessed against please:
   - summarise the monitoring and reporting arrangements / actions in place for the project / site
   - show how these demonstrate compliance against the criteria
   - include justifications about why these were deemed appropriate to the nature and scale of the project

Refer to Table 6.1 of Annex C (the Landscape and Ecology Management Plan).

GN40 0.0 PN345 © BRE Global Ltd, August 2018

4. Taking into consideration the assessment criteria in the scheme technical manual which the project is being assessed against please:
   - o summarise the management and maintenance arrangements / actions in place for the project / site
   - o show how these demonstrate compliance against the criteria
   - o include justifications about why these were deemed appropriate to the nature and scale of the project

Refer to Table 6.1 of Annex C.

5. As part of the tenant or building owner information supplied, has a section been included on Ecology and Biodiversity to inform the owner or occupant of local ecological features, value and biodiversity on or near the site and any related management requirements?

A copy of the Landscape and Ecology Management Plan will be made available to future management companies and occupants of the building.

Landscape and ecology management plan (or similar)

6. Was the Landscape and ecology management plan, or similar, developed in accordance with BS 42020:2013(206) covering as a minimum the first five years after project completion?

Yes ● No ○

Were any sections or items listed in the criteria or methodology relating to the scope and content of the plan deemed not appropriate due to the nature and scale of the project?

Yes ○ No ●

If yes please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

GN40 0.0 PN345 © BRE Global Ltd, August 2018

Evidence submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title
ERAP (Consultant Ecologists) Ltd 2019-160 2&3 Angel Square Ecology Report 20.08.19	Annex A
Landscape proposals	Annex B
ERAP (Consultant Ecologists) Ltd 2019-160 3 Angel Square Landscape and Ecology Management Plan 06.02.20	Annex C

Section D: Signature of Validation

I confirm the information provided in this document is truthful and accurate at the time of completion.

Name of project team member / ecologist:	Brian Robinson B.Sc. (Hons) MCIEEM
Signature of project team member / ecologist:	Brian Robinson B.Sc. (Hons) MCIEEM
Date:	22nd February 2021

GN40 0.0 PN345 © BRE Global Ltd, August 2018