



Ministry of Defence

Secretariat
Defence Infrastructure Organisation
Kingston Road
Sutton Coldfield
B75 7RL

E-mail: diosecc-parli@mod.gov.uk
www.gov.uk/DIO

4 December 2019

Ref. FOI 2019/12867

Dear [REDACTED],

Thank you for your email of 5 November 2019 requesting the following information:

"Request all information held by the Ministry of Defence including but not limited to any records, documents, emails and internal memoranda relating to the presence of Japanese Knotweed at lands adjacent to 2 Laurel Hill Road and 93-95 Strand Road, Coleraine. To assist with this request I attach the information we are currently aware of including a site map and statutory consultee response noting the presence of Japanese Knotweed on the former Ministry of Defence site."

I am treating your correspondence as a request for information under the Freedom of Information Act 2000 (FOIA).

A search for the information has now been completed within the Ministry of Defence (MOD) and I can confirm that some information in scope of your request is held.

The information you have requested can be found enclosed at annex A - C, but some of the information falls entirely within the scope of the absolute exemptions provided for at sections 40 (Personal Data) of the FOIA and has been redacted.

Section 40(2) has been applied to some of the information in order to protect personal information as governed by the General Data Protection Regulation and Data Protection Act 2018. Section 40 is an absolute exemption and there is therefore no requirement to consider the public interest in making a decision to withhold the information.

Under Section 16 of the Act (Advice and Assistance) you may find it helpful to know that the former MOD site known as Laurel Hill House was sold at auction in 2012.

If you have any queries regarding the content of this letter, please contact this office in the first instance.

If you wish to complain about the handling of your request, or the content of this response, you can request an independent internal review by contacting the Information Rights Compliance team, Ground Floor, MOD Main Building, Whitehall, SW1A 2HB (e-mail CIO-FOI-IR@mod.gov.uk). Please note that any request for an internal review should be made in writing within 40 working days of the date of this response.

If you remain dissatisfied following an internal review, you may raise your complaint directly to the Information Commissioner under the provisions of Section 50 of the Freedom of Information Act. Please note that the Information Commissioner will not normally investigate your case until the MOD internal review process has been completed. The Information Commissioner can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF. Further details of the role and powers of the Information Commissioner can be found on the Commissioner's website at <https://ico.org.uk/>.

Yours sincerely,

DIO Secretariat

Defence Estates

Laurel Hill Ecology Survey

Draft Ecology Report

June 2010

Entec UK Limited

Report for

██████████
Senior Planning Officer
Defence Estates
Professional and Technical Services
DE Operations North
Kingston Road
Sutton Coldfield
West Midlands
B75 SRL

Main Contributors

██████████
██████████

Issued by

████████████████████
.....

Approved by

████████████████████
.....

Entec UK Limited

Gables House
Kenilworth Road
Leamington Spa
Warwickshire CV32 6JX
England
Tel: +44 (0) 1926 439000
Fax: +44 (0) 1926 439010

h:\projects-mod\ea-210\#27000\27349 laurel hill masterplan\1
client\reports\laurel hill draft ecology report rr004i1.doc

Defence Estates

Laurel Hill Ecology Survey

Draft Ecology Report

June 2010

Entec UK Limited



Certificate No. FS 13881

Certificate No. EMS 69090

In accordance with an environmentally responsible approach,
this document is printed on recycled paper produced from 100%
post-consumer waste, or on ECF (elemental chlorine free) paper

Disclaimer

This report has been prepared in a working draft form and has not been finalised or formally reviewed. As such it should be taken as an indication only of the material and conclusions that will form the final report. Any calculations or findings presented here may be changed or altered and should not be taken to reflect Entec's opinions or conclusions.

Document Revisions

No	Details	Date
1	Draft	June 2010

Contents

1. Introduction	1
2. Overview of baseline information	3
2.1 Statutory and non-statutory nature conservation sites	3
2.2 Habitats	3
2.3 Fauna	3
3. Constraints and recommendations for further work	5
3.1 Designated sites	5
Statutory nature conservation sites	5
3.2 Habitats	5
3.3 Species	5

Annex A Ecology report
Annex B Phase 1 habitat survey target notes
Annex C Protected Species Legislation
Annex D Desk study data

Draft - See Disclaimer





Draft - See Disclaimer

h:\projects-mod\ea-210\#27000\27349 laurel house masterplan\1 client\reports\laurel hill draft ecology report r004i1.doc

June 2010



1. Introduction

- 1.1.1 Entec UK was commissioned in March 2010 to undertake an ecology survey of an area of land at Laurel Hill, Coleraine, Northern Ireland (Irish National Grid Reference C838318). The purpose of the work is to inform an outline planning application for the redevelopment of the site. Our methodology and findings of the Phase 1 habitat survey and desk study are presented in Annex A. An overview of the ecological resources present on-site and in the surrounding area is presented in section 2 whilst section 3 explores how the presence of these ecological resources may constrain the proposed development, and sets out recommendations for any further work that may be required.



Draft - See Disclaimer

h:\projects-mod\ea-210\#27000\27349 laurel house masterplan\1 client\reports\laurel hill draft ecology report r004i1.doc

June 2010



2. Overview of baseline information

2.1 Statutory and non-statutory nature conservation sites

- 2.1.1 There is one statutory nature conservation site located within 5km of the site boundary. Bann Estuary ASSI (Area of Special Scientific Interest) is located within 3.1km of the site. It is 348ha in size and is designated for both its geological and biological interest. The site contains a mosaic of habitat types including sand dunes, salt marsh and woodland. The area is used by a significant number of passage and wintering waders and wildfowl and is an important breeding site for shelduck (*Tadorna tadorna*), redshank (*Tringa totanus*), snipe (*Gallinago gallinago*) and lapwing (*Vanellus vanellus*). The location of this site is presented in Figure A.1 in Annex A.
- 2.1.2 There are no non-statutory nature conservation sites within 5km of the site boundary.

2.2 Habitats

- 2.2.1 The site comprises an area of semi-improved neutral grassland, mature and semi-mature standard trees, ornamental shrubs and scrub and a variety of old buildings and portacabins.

2.3 Fauna

- 2.3.1 Legally protected, notifiable species and species that are a priority for biodiversity conservation that have been confirmed as occurring on-site or adjacent to it (or have the potential to occur on-site and/or adjacent to it), are summarised below. Further details of these are provided in Annex A.

Legally protected, notifiable and priority species confirmed as occurring on-site

- An area of Japanese knotweed (*Fallopia japonica*) has been confirmed as occurring on-site. Japanese knotweed is an invasive species.

Legally protected, notifiable and priority species potentially occurring on-site

- Bats from potential (but unconfirmed) roosts in buildings located on-site and in the surrounding area. Bats from the surrounding area may also forage over the site;
- priority birds (such as tree sparrow and house martin); and
- common lizard (*Zootoca vivipara*).

Draft - See Disclaimer

Draft - See Disclaimer

h:\projects-mod\ea-210\#27000\27349 laurel house masterplan\1 client\reports\laurel hill draft ecology report r004i1.doc

June 2010



3. Constraints and recommendations for further work

3.1 Designated sites

Statutory nature conservation sites

Constraints

- 3.1.1 The closest statutory nature conservation site is located 3.1km from the site boundary. Provided standard dust and pollution abatement measures are employed, it is unlikely that the location of this and other nearby statutory nature conservation sites (which are situated in excess of 1km from the site boundary and are buffered either by grassland or residential areas), will represent a constraint to development of the site development, albeit this cannot be confirmed in the absence of a scheme design.

Further work

- 3.1.2 No further work is considered necessary.

3.2 Habitats

Constraints

- 3.2.1 The collective cover of mature standard trees located on-site constitute a valued area of habitat. If possible these trees should be retained and incorporated within the scheme design.

Further work

- 3.2.2 No further work is required.

3.3 Species

Bats

Constraints

- 3.3.1 Although the presence of bats has not been confirmed in any of the buildings and trees located on the site, considering habitats present, it is possible that roosts are present. All species of bats and their roosts are legally protected (see Annex C). The destruction or disturbance of a roost is not permitted unless a development licence has been obtained from the Northern Ireland Environment Agency (NIEA). The gaining of a licence may be dependent upon substantial mitigation measures being

Draft - See Disclaimer

h:\projects-mod\ea-210\#27000\27349 laurel house masterplan\1 client\reports\laurel hill draft ecology report nr004i1.doc

June 2010



incorporated into the scheme design. Furthermore, depending on the type of roost, building demolition/tree removal may not be permitted during the bat hibernation period (mid-October to end of March) or the maternity period (May to August). Additionally should an important roost be found, the NIEA may refuse to grant a licence.

Further work

- 3.3.2 Should any of the mature trees/buildings with the potential to contain roosts be lost to the proposed development, the trees/buildings to be removed/demolished should be inspected for evidence of roosting bats such as droppings, feeding remains and urine marks. If potential roosting habitat is identified emergence surveys should be carried out. This would involve a surveyor being positioned outside of potential roost emergence points on three occasions at either dusk or dawn between April to July. Should the presence of roosting bats be confirmed in any of the trees/buildings to be lost as a result of the proposed development, an application to Environment Agency for a licence to conduct works will be required.

Birds

Constraints

- 3.3.3 Given the nature of the habitat on site, it is unlikely that the site supports notable populations of any bird species. Birds are therefore unlikely to be a constraint to development of the site. Notwithstanding this, all wild birds, their nests and eggs are legally protected. Consequently, it is normally recommended that the removal of vegetation that may contain nests, such as scrub, trees and ornamental shrub, occurs outside of the bird breeding season (i.e. avoiding March to end of July). If this is not possible, all vegetation should be checked for bird nests, by an ecologist prior to its removal. If any active nests are present, it will be necessary to delay the removal of the vegetation concerned until after the young have fledged.

Further work

- 3.3.4 Considering the limited habitat present, no further bird survey work is required.

Japanese knotweed

Constraints

- 3.3.5 It is an offence under section 14(2) of *The Wildlife (Northern Ireland) Order 1985* to plant Japanese knotweed or otherwise cause it to grow in the wild. It is not, however, illegal to allow it to grow on an area of land. The presence of Japanese knotweed is a constraint to development as it can cause significant damage to buildings and hard surfaces. Furthermore, trafficking through areas that contain Japanese knotweed can result in the spread of the species, which represents an offence under *The Wildlife (Northern Ireland) Order 1985*. To avoid contravention of the legislation, the Japanese knotweed located on-site should be subject to an eradication programme. This can be both costly and take a long period of time i.e. 2-3 years to complete, which may have time implications for the programme of work.

Draft - See Disclaimer

Further work

- 3.3.6 A Japanese knotweed eradication specialist should be consulted and a programme of treatment initiated as soon as possible. Failure to do so could result in more expensive eradication methods being required at a later date.

Draft - See Disclaimer

h:\projects-mod\ea-210\#27000\27349 laurel house masterplan\1 client\reports\laurel hill draft ecology report rr004i1.doc

June 2010



Draft - See Disclaimer

h:\projects-mod\ea-210\#27000\27349 laurel house masterplan\1 client\reports\laurel hill draft ecology report r004i1.doc

June 2010



Annex A

Ecology report

Introduction

Entec UK was commissioned in March 2010 to undertake an ecology survey of an area of land at Laurel Hill House, Coleraine, Northern Ireland (Irish National Grid Reference C838318). This report details our methodology for undertaking a desk study and site survey and describes the results of these studies.

Methodology

Desk Study

Information about statutory and non-statutory nature conservation sites within 5km of the site boundary was obtained from the Northern Ireland Environment Agency (NIEA). Records of legally protected/notable species (see Box A.1) for the site and to a distance of 2km radius were requested from the Centre of Environmental Data and Recording (CEDaR), Northern Ireland Bat Group and the Royal Society for the Protection of Birds (RSPB).

Box A.1 Designated wildlife sites and legally protected and priority species

Statutory nature conservation sites

The Northern Ireland Environment Agency notifies sites that are of international or national importance for nature conservation as Areas of Special Scientific Interest (ASSIs). Internationally important sites may also be designated as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites. National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) are also statutory sites which are of importance for recreation and education as well as nature conservation.

Non-statutory nature conservation sites

Non-statutory nature conservation sites in Coleraine are notified as Sites of Local Nature Conservation Interest (SLNCIs).

Legally protected species

Many species of animal and plant receive some degree of legal protection. For the purposes of this study, legal protection refers to:

- species included on *The Wildlife (Northern Ireland) Order 1985* (as amended) and the *Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995* which transposes the Council Directive 92/43/EEC; and
- badgers, which are protected under the *Wildlife (Northern Ireland) Order 1985* as amended by the *Wildlife (Amendment) (Northern Ireland) Order 1995*.

Priority habitats and species

A number of habitats and species, whilst not receiving statutory/legal protection, are of nature conservation importance. These are referred to in this report as 'notable', and include the following.

- UK, Northern Ireland and local Biodiversity Action Plan (BAP) priority habitats and species.
- Species listed in the relevant UK Red Data Book (RDB).

Draft - See Disclaimer

-
- Nationally Scarce species, which are species recorded from 16-100 10km squares of the national grid.

Survey methodology

An extended Phase 1 habitat survey was carried by an Entec ecologist on 08 March 2010. The survey combined the Phase 1 habitat survey methodology¹, which is a standardised system for classifying and mapping habitats, with a survey to identify the presence or potential presence of legally protected and priority species². The output of this survey is an annotated map and target notes. Where considered appropriate (e.g. because of habitat suitability or the existence of historic biological records), some species-specific survey work was undertaken as part of the extended Phase 1 survey. This work is outlined below.

Note that no access had been agreed to land off-site and as a result, the habitats present and the potential for legally protected species to occur on these were assessed from within the site boundary and adjoining roads, and using aerial photography (<http://maps.live.com/>).

Badger (*Meles meles*)

During the survey the site and to a distance of 30m from the site boundary (where access was possible) was searched for evidence of badger activity. This involved looking for setts, badger trails, snuffle holes, latrines and badger hairs. A general assessment of the provision of badger foraging was also made to determine whether the sites are likely to provide an important foraging resource.

Bats

Any trees and buildings located on the site were assessed for their potential to provide suitable habitat to support a population of roosting bats. Additionally, a general assessment was made as to whether the site is likely to provide an important foraging resource for a significant population of bats.

Reptiles

The site was assessed for its potential to support a population of reptiles. This involved identifying potential foraging habitats, refugia and areas for basking.

Results

Desk study

Statutory and non-statutory nature conservation sites

There is one statutory nature conservation site located within 5km of the site boundary. Bann Estuary Area of Special Scientific Interest (ASSI) is located within 3.1km of the site. It is 348ha in size and is designated for both its geological and biological interest. The site contains a mosaic of habitat types including sand dunes, salt marsh and woodland. The area is used by a

¹ Joint Nature Conservation Committee. (2007). *Handbook for Phase 1 habitat Survey*. JNCC, Peterborough.

² Institute of Environmental Assessment (1995). *Guidelines for Baseline Ecological Assessment*. Chapman and Hall.

Draft - See Disclaimer

significant number of passage and wintering waders and wildfowl and is an important breeding site for shelduck (*Tadorna tadorna*), redshank (*Tringa totanus*), snipe (*Gallinago gallinago*) and lapwing (*Vanellus vanellus*). The location of this site is presented in Figure A.1.

There are no non-statutory nature conservation sites within 5km of the site boundary.

Protected and notable species

Although there are no legally protected and/or priority species recorded on-site, there are 61 records of species within 2km of the site boundary. A summary list of these species is provided below. A full list of records is presented in Annex D.

- Otter (*Lutra lutra*);
- Bat species (bat sp.);
- Pipistrelle (*Pipistrellus pipistrellus*);
- Peregrine (*Falco peregrinus*);
- Merlin (*Falco columbarius*);
- Greylag goose (*Anser anser*);
- Skylark (*Alauda arvensis*);
- Swallow (*Hirundo rustica*);
- House martin (*Delichon urbica*);
- Barn owl (*Tyto alba*);
- Corncrake (*Crex crex*);
- Sand martin (*Riparia riparia*);
- Willow warbler (*Phylloscopus trochilus*);
- Hen harrier (*Circus cyaneus*);
- Yellowhammer (*Emberiza citrinella*);
- Kingfisher (*Alcedo atthis*);
- Bittern (*Botaurus stellaris*);
- Ruff (*Philomachus pugnax*);
- Black-tailed godwit (*Limosa limosa*);
- Knot (*Calidris canutus*);
- Spotted redshank (*Tringa erythropus*);
- Swallow (*Hirundo rustica*);

Draft - See Disclaimer



-
- Whooper swan (*Cygnus cygnus*);
 - Pintail (*Anas acuta*);
 - Tree sparrow (*Passer montanus*);
 - Atlantic salmon (*Salmo salar*);
 - Brown trout (*Salmo trutta fario*);
 - Green Figwort (*Scrophularia umbrosa*);
 - Intermediate wintergreen (*Pyrola media*);
 - Shepherd's cress (*Teesdalia nudicaulis*); and
 - Irish lady's-tresses (*Spiranthes romanzoffiana*).

Site survey

On-site habitats

The site comprises a variety of old and modern buildings, semi-improved grassland, mature and semi-mature standard trees, hardstanding and an area of Japanese knotweed. The habitats present within the site are described below, and shown on Figure A2.

Semi-improved grassland

Part of the site comprises semi-improved grassland. This is occasionally mown and comprises common grass species including false-oat grass (*Arrhenatherum elatius*), Yorkshire fog (*Holcus lanatus*), fescues (*Festuca* sp), common bent (*Agrostis capillaris*), dandelion (*Taraxacum officinalis* agg.), ground ivy (*Glechoma hederacea*), creeping buttercup (*Ranunculus repens*), creeping cinquefoil (*Potentilla reptans*), broad-leaved dock (*Rumex obtusifolius* agg.) red clover (*Trifolium pratense*), ribwort plantain (*Plantago lanceolata*), creeping thistle (*Cirsium arvense*), hogwort (*Heracleum sphondylium*), snowdrop (*Galanthus nivalis*) and meadow crane's-bill (*Geranium pratense*).

Mature standard trees

There are a number of mature standard trees on-site some of which are clothed in ivy (*Hedera helix*). These mostly comprise beech (*Fagus sylvatica*), oak (*Quercus* sp.) and ash (*Fraxinus excelsior*).

Ornamental shrub

There are a number of shrub borders located around the site containing mostly, elder (*Sambucus nigra*), cotoneaster (*Cotoneaster* sp.), firethorn (*Pyracantha* sp.), buddleja (*Buddleja* sp.), cherry laurel (*Prunus laurocerasus*) and dogwood (*Cornus* sp.).

Japanese knotweed

There is one stand of Japanese knotweed (*Fallopia japonica*) located on-site. This measures 5m x 4m and is situated around the corner of a prefabricated building.

Draft - See Disclaimer



Buildings

There are a number of buildings located on-site comprising a mixture of old and new structures. The main building is an old Georgian house (dating from 1843) with an apex slate roof with numerous gaps around the guttering and in the roof. Additionally there is a circular building housing a weather vane. This is constructed from laid stone with a central wooden slatted section. There are also a number of smaller concrete one storey buildings with corrugated metal roofs and prefabricated modern blocks with flat roofs.

Hardstanding

The paths and car parking areas comprise hardstanding.

Fauna

Badger

No setts or evidence of badgers occurring on-site was recorded during the survey. No access had been agreed to surrounding areas of land, hence the absence of badgers could not be confirmed, albeit considering the security fencing located around the site periphery it is considered very unlikely that any badgers from near by setts could access the site.

Bats

Some of the buildings located on-site, notably Laurel House, provide potential habitat that could be used by roosting bats. Additionally some of the trees were clothed in ivy which could conceal potential roosts. The mature trees and semi-improved grassland also provide foraging habitat.

Water vole and otter

There are no water courses on-site and as such no potential to support a population of water vole or otter.

Reptiles

The site contains potential habitat to support a small population of common lizard. Areas of habitat include the ornamental shrub and semi-improved grassland.

Birds

Although there are no records of notable species occurring on-site, the ornamental shrub and standard trees provide habitat for priority bird species such as house martin and tree sparrow.

Other notable species

The site provides potential habitat to support a small population of other priority species such as hedgehog (*Erinaceus europaeus*).

Draft - See Disclaimer

h:\projects-mod\ea-210\#27000\27349 laurel house masterplan\1 client\reports\laurel hill draft ecology report rr004i1.doc

June 2010





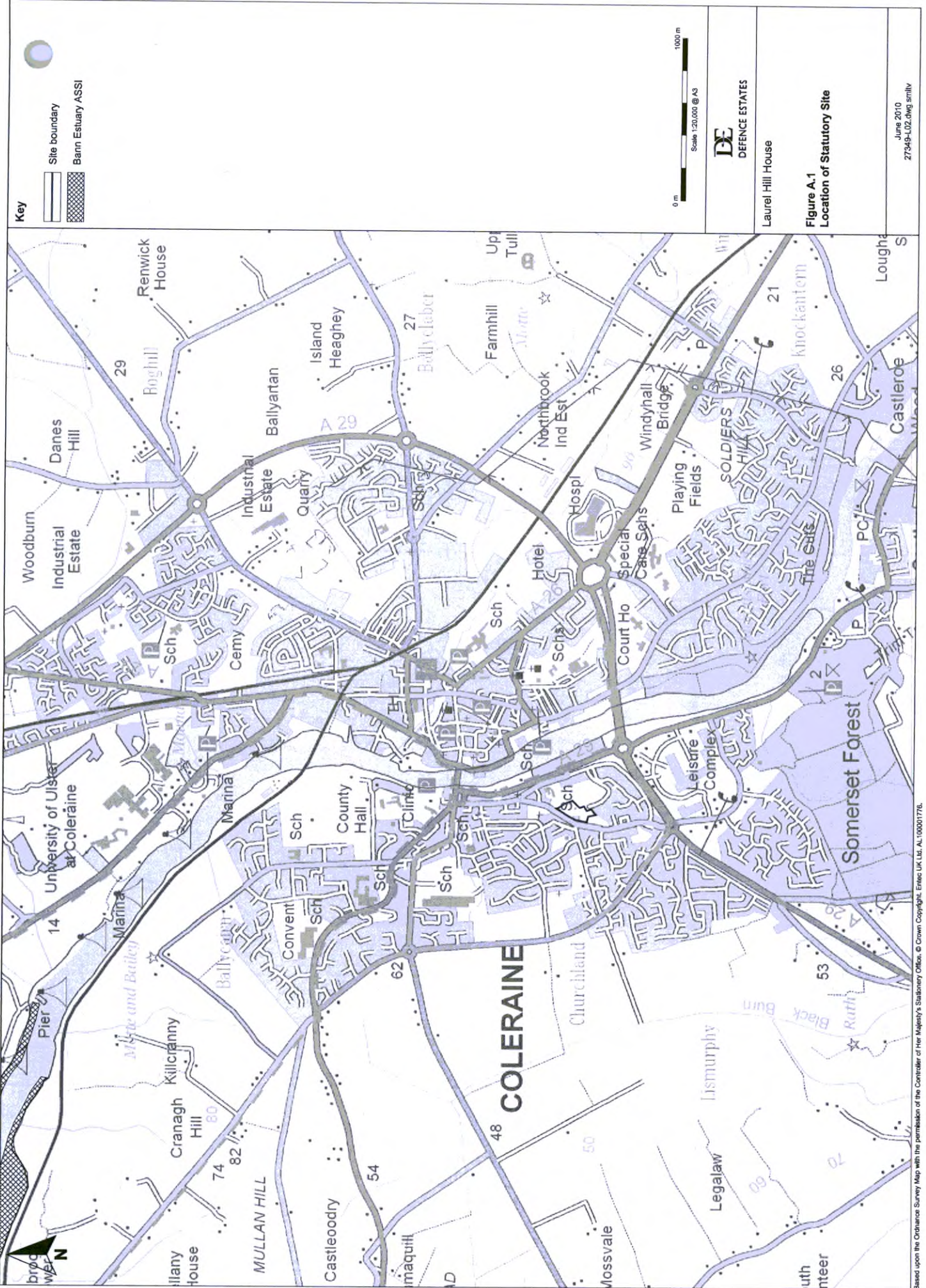
Draft - See Disclaimer

h:\projects-mod\ea-210\#27000\27349 laurel house masterplan\1 client\reports\laurel hill draft ecology report rr004i1.doc

June 2010



Restricted Management



Key

- Site boundary
- Bann Estuary ASSI



Laurel Hill House

Figure A.1
Location of Statutory Site

June 2010
27949-L02.dwg.smh/v

Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Eirac UK Ltd. A.100001776.

Restricted Management



Key

- Site boundary
- Broad-leaved scattered tree
- Coniferous standard tree
- Scattered scrub
- Semi-improved grassland
- Ornamental shrub
- Buildings
- Target notes



DEFENCE ESTATES

Laurel House

Figure A2
Phase 1 Habitat Survey Map



June 2010
27349-L01.dwg smily

Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Enric UK Ltd. AL10001776.

Annex B

Phase 1 habitat survey target notes

Table B.1 Description of target notes

Target note	Description
1	Area of Japanese knotweed
2	Mature oak tree with medium potential to support roosting bats
3	Mature ash tree with clothing ivy and medium/low potential to support roosting bats
4	Tree with medium potential to support roosting bats
5	Sycamore tree with clothing ivy medium/low potential to support roosting bats
6	Laurel House with potential to support roosting bats
7	Building with weather vane, limited bat potential
8	Surveyed from fence line, no access to this part of the site

Draft - See Disclaimer

h:\projects-mod\ea-210\#27000\27349 laurel house masterplan\1 client\reports\laurel hill draft ecology report r004i1.doc

June 2010





Draft - See Disclaimer

h:\projects-mod\ea-210\#27000\27349 laurel house masterplan\1 client\reports\laurel hill draft ecology report r004i1.doc

June 2010



Annex C

Protected Species Legislation

Badger

Under the *Wildlife (Northern Ireland) Order 1985* as amended by the *Wildlife (Amendment) (Northern Ireland) Order 1995* badgers are fully protected in Northern Ireland. By law it is illegal to intentionally:

- for any person to intentionally kill, injure or take a badger; or
- to damage, destroy or obstruct access to any badger sett or to disturb any badger while it is occupying the sett.

Bats (Rhinolophidae and Vespertilionidae)

All bat species which occur in Northern Ireland are listed in *The Wildlife (Northern Ireland) Order 1985* (as amended) and the *Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995* which transposes the Council Directive 92/43/EEC^[6] on the conservation of natural habitats and of wild fauna and flora ('the Habitats Directive'), into Northern Ireland legislation. This makes it an offence, *inter alia*, to intentionally:

- kill, injure or take a bat;
- damage, destroy, or obstruct access to, any structure or place which bats use for shelter or protection;
- damage or destroy anything which conceals or protects any such structure; or
- disturbs a bat while it is occupying a structure or place which it uses for shelter or protection.

None of the eight bat species which occur in Northern Ireland are listed on Appendix II of the Habitats Directive.

Reptiles

Common or viviparous lizard (*Zootoca vivipara*) is listed in *The Wildlife (Northern Ireland) Order 1985* (as amended). This makes it an offence, *inter alia*, to intentionally:

- kill, injure or take a common lizard;
- damage, destroy, or obstruct access to, any structure or place which common lizard use for shelter or protection;
- damage or destroy anything which conceals or protects any such structure; or
- disturb a common lizard while it is occupying a structure or place which it uses for shelter or protection.

Draft - See Disclaimer

h:\projects-mod\ea-210\#27000\27349 laurel house masterplan\1 client\reports\laurel hill draft ecology report r004i1.doc

June 2010



Birds

With certain exceptions³, all wild birds, their nests and eggs are protected by *The Wildlife (Northern Ireland) Order 1985* (as amended). As a result it is an offence to intentionally:

- kill, injure or take any wild bird;
- take, damage or destroy the nest of any wild bird while it is in use or being built; or
- take or destroy the egg of any wild bird.
- disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturb dependent young of such a bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls.

Offences in relation to bird species listed on Schedule 1 of the Act are subject to a special penalty.

³ Some species, such as game birds, are exempt in certain circumstances

Draft - See Disclaimer



Annex D

Desk study data

Draft - See Disclaimer

h:\projects-mod\ea-210\#27000\27349 laurel house masterplan\1 client\reports\laurel hill draft ecology report r004i1.doc

June 2010





Draft - See Disclaimer

h:\projects-mod\ea-210\#27000\27349 laurel house masterplan\1 client\reports\laurel hill draft ecology report nr004i1.doc

June 2010










Laurel hill
CEDaR records

Full Name	Common Name	Site	Grid	Vcounty	Date	Collector	Abundance	Comment	Biodiversity
Lutra lutra	Other	Somerset Forest, Coleraine	C8530	H40	06-Jul-02	ATEC Environmental Consultancy	1		NI Species of Conservation Concern, NI Priority Species
Salmo salar	Atlantic Salmon	Lodge Burn, Lower River Bann at Coleraine	C84903260	H40	01-Sep-96				NI Species of Conservation Concern
Scrophularia umbrosa	Green Figwort	River Bann below Coleraine	C841339	H40	08-Jul-83			colony in the shade of willow scrub	NI BAP Species
Scrophularia umbrosa	Green Figwort	River Bann at Mountsandel Coleraine (Maxwell's)	C851308	H40	08-Apr-83				NI BAP Species
peregrinus	Peregrine	Quarry	C867334	H40	1995		2		NI Species of Conservation Concern
Scrophularia umbrosa	Green Figwort	Somerset Forest, Coleraine	C853303	H40	09-Jan-89				NI BAP Species
Pyrola media	Intermediate Wintergreen	Coleraine	C866296	H40	07-Jan-89				NI Species of Conservation Concern, NI Priority Species
Falco columbianus	Merlin	Castleroe Wood	C8432	H40	05-Dec-95		1	On the outskirts to the west of the town.	NI Species of Conservation Concern
Anser anser	Greylag Goose	Coleraine (Unlocalised)	C8432	H40	11-Oct-03		8	Site only given as stubble field between Coleraine and Portrush.	NI Species of Conservation Concern
peregrinus	Peregrine	Coleraine (Unlocalised)	C8432	H40	17-Mar-04		1	In the town centre.	NI Species of Conservation Concern
Falco peregrinus	Peregrine	Coleraine (Unlocalised)	C8432	H40	26-Jul-01		1 pair	Spent an hour (10-11am) hunting pigeons in the town centre between the Town Hall and St Patrick's Church.	NI Species of Conservation Concern
Falco peregrinus	Peregrine	Coleraine (Unlocalised)	C8432	H40	Summer 2001		1 pair	One young raised.	NI Species of Conservation Concern
Falco peregrinus	Peregrine	Coleraine (Unlocalised)	C8432	H40	Summer 2000		1 pair	Three young raised.	NI Species of Conservation Concern
Falco peregrinus	Peregrine	Coleraine (Unlocalised)	C8432	H40	05-Jul-03		1 pair	Three young seen.	NI Species of Conservation Concern
Falco peregrinus	Peregrine	Coleraine (Maxwell's) Quarry	C867334	H40	Summer 2002		1 pair	Three young raised, one still present in mid-July.	NI Species of Conservation Concern
Alauda arvensis	Skylark	Coleraine (Unlocalised)	C8432	H40	11-Oct-03		250	Site only given as stubble field between Coleraine and Portrush.	NI Species of Conservation Concern, NI Priority Species
Hirundo rustica	Swallow	Coleraine (Unlocalised)	C8432	H40	19-Oct-03		1	Ober house.	NI Species of Conservation Concern
Delichon urbica	House Martin	Coleraine (Unlocalised)	C8432	H40	16-Apr-07		3	At Ballyclabber?	NI Species of Conservation Concern
Tyto alba	Barn Owl	Coleraine Hospital	C852316	H40	25-Sep-01		1	Flew into the grounds at 8.30pm.	NI BAP Species, NI Species of Conservation Concern, NI Priority Species
Hirundo rustica	Swallow	Coleraine (Unlocalised)	C8432	H40	03-Apr-05		2		NI Species of Conservation Concern
Crex crex	Comcrake	Coleraine (Unlocalised)	C8432	H40	May-96		1	Along the river for several days at the start of the month. No precise dates given.	NI Species of Conservation Concern, NI Priority Species
Riparia riparia	Sand Martin	Coleraine (Unlocalised)	C8432	H40	22-Mar-98		1	Over the Cuts.	NI Species of Conservation Concern
Riparia riparia	Sand Martin	Mountsandel, Coleraine	C8530	H40	29-Mar-99		7	At The Cuts.	NI Species of Conservation Concern
Phylloscopus trochilus	Willow Warbler	Mountsandel (Knockantern) Wood, Coleraine	C855305	H40	04-Apr-99		Present		NI Species of Conservation Concern
Circus cyaneus	Hen Harrier	Coleraine (Unlocalised)	C8432	H40	09-Nov-96		1	Seen in flight from MacDonalds.	NI Species of Conservation Concern, NI Priority Species

Laurel hill
CEDaR records

Emberiza citrinella	Yellowhammer	Coleraine (Unlocalised)	C8432	H40	21-May-00	1	1 At Loguestown Road.	NI BAP Species, NI Species of Conservation Concern, NI Priority Species
Emberiza citrinella	Yellowhammer	Coleraine (Unlocalised)	C8432	H40	04-Aug-00	1	1 At Kinneyglass Road. Seen between here and Toome on a boat trip along the Bann.	NI BAP Species, NI Species of Conservation Concern, NI Priority Species
Alcedo atthis	Kingfisher	The Cuts, River Bann	C855303	H40	24-Jun-95	16	16	NI Species of Conservation Concern
Botaurus stellaris	Bittern	The Cuts, River Bann	C855303	H40	20-Dec-98 02 OCT 1998 - 06 OCT 1998	1	Watched by SA for 45 minutes from the Castlere Picnic Area before flying up-river. Accepted NIBA 32/1998 with the provision that American Bittern could not be ruled out.	NI Species of Conservation Concern, NI Priority Species
Philomachus pugnax	Ruff	Coleraine (Unlocalised)	C8432	H40	01-Sep-98	14	In a flooded field near the Bushmills Roundabout. On 6/10 nine were seen by MT.	NI Species of Conservation Concern, NI Priority Species
Limosa limosa	Black-tailed Godwit	Coleraine (Unlocalised)	C8432	H40	02-Sep-98	32	In a flooded field near the Bushmills Roundabout.	NI Species of Conservation Concern, NI Priority Species
Limosa limosa	Black-tailed Godwit	Coleraine (Unlocalised)	C8432	H40	03-Sep-98	29	In a flooded field near the Bushmills Roundabout.	NI Species of Conservation Concern, NI Priority Species
Limosa limosa	Black-tailed Godwit	Coleraine (Unlocalised)	C8432	H40	01-Sep-98	37	In a flooded field near the Bushmills Roundabout.	NI Species of Conservation Concern, NI Priority Species
Calidris canutus	Knot	Coleraine (Unlocalised)	C8432	H40	02-Sep-98	1	In a flooded field near the Bushmills Roundabout.	NI Species of Conservation Concern
Tringa erythropus	Spotted Redshank	Coleraine (Unlocalised)	C8432	H40	15-Oct-02	7	Newly arrived in a flooded field opposite Bohill Country Club.	NI Species of Conservation Concern
Hirundo rustica	Swallow	Coleraine (Unlocalised)	C8432	H40	23-Oct-02	80	200	NI Species of Conservation Concern
Cygnus cygnus	Whooper Swan	Coleraine (Unlocalised)	C8432	H40	28-Oct-02	1	Fields at Bohill Centre.	NI Species of Conservation Concern
Cygnus cygnus	Whooper Swan	Coleraine (Unlocalised)	C8432	H40	19-Feb-95	1	Under the railway bridge over the Bann.	NI Species of Conservation Concern, NI Priority Species
Anas acuta	Pintail	Coleraine (Unlocalised)	C8432	H40	26-Dec-94	11	In his garden.	NI Species of Conservation Concern, NI Priority Species
Passer montanus	Tree Sparrow	Coleraine (Unlocalised)	C8432	H40	03-Mar-99	1	Visiting a garden.	NI Species of Conservation Concern, NI Priority Species
Passer montanus	Tree Sparrow	Coleraine (Unlocalised)	C8432	H40	13-Jan-95	1	Outside the Jet Centre. Unusual record.	NI Species of Conservation Concern
Falco columbarius	Merlin	Coleraine (Unlocalised)	C8432	H40	16-Oct-98	10	In a flooded field near the Bushmills roundabout.	NI Species of Conservation Concern
Philomachus pugnax	Ruff	Coleraine (Unlocalised)	C8432	H40	Fisheries Conservancy Board 26-Jan-92			NI Species of Conservation Concern
Salmo salar	Atlantic Salmon	Brook River, Coleraine	C863325	H40	Fisheries Conservancy Board 26-Jan-92			NI Species of Conservation Concern
Salmo trutta fano	Brown Trout	Brook River, Coleraine	C863325	H40	1984			NI Species of Conservation Concern
Scrophularia umbrosa	Green Figwort	River Bann below Coleraine	C8433	H40	1983			NI BAP Species
Scrophularia umbrosa	Green Figwort	The Cuts, River Bann	C8530	H40	1935			NI BAP Species
Scrophularia umbrosa	Green Figwort	River Bann below Coleraine	C8433	H40	1986			NI BAP Species
Scrophularia umbrosa	Green Figwort	Somerset Forest, Coleraine	C8430	H40	1979			NI Species of Conservation Concern, NI Priority Species
Teesdalia nudicaulis	Shepherd's Cress	Coleraine (Unlocalised)	C8432	H40				Species

Laurel hill
CEDaR records

<i>Teesdalia nudicaulis</i>	Shepherd's Cress	Coleraine (Unlocalised)	C8432	H40	1982				NI Species of Conservation Concern, NI Priority Species
<i>Scrophularia umbrosa</i>	Green Figwort	E side of Bann between bridges at Coleraine	C8432	H40	1931				NI BAP Species
<i>Scrophularia umbrosa</i>	Green Figwort	E side of Bann between bridges at Coleraine	C8432	H40	1936				NI BAP Species
<i>Scrophularia umbrosa</i>	Green Figwort	River Bann below Coleraine	C8433	H40	1937				NI BAP Species
<i>Lutra lutra</i>	Otter	Coleraine (Unlocalised)	C848318	H40	29-Jul-08		1	In water between the two bridges.	NI Species of Conservation Concern, NI Priority Species
<i>Spiranthes romanoffiana</i>	Irish Lady's-Tresses	E side of Bann between bridges at Coleraine	C8432	H40	1910 - 1911				NI Species of Conservation Concern, NI Priority Species
<i>Pyrola media</i>	Intermediate Wintergreen	Mountsandel (Knockantern) Wood, Coleraine	C855305	H40	1989				NI Species of Conservation Concern, NI Priority Species

Laurel hill
RSPB records

GridRef	Common Name	Avian Presence	Avian Count	Avian Count Min	Avian Count Max	Avian Count		Unit	Abbr	Count	Type	Resolution	Code	Breed Status	Abbr	Start Day	Start Month	Start Year	End Day	End Month	End Year	Comments	
						Count	Abbr																
C8431	Chough	Y	1	1	1	1	INDIV	NUMBR	1	1	1KM	1KM	Non Breeding		29	6	1992	20	12	1994	ROOSTING ON HOUSE ROOF - GREENMOUNT, COLERAINE		
C855303	Grey heron	Y	12	12	15	15	NEST	NUMBR	12	12	100M	100M	Probable Breeding		1976		1976				1976	SOMERSET A.K.A. MONSANTO CHEMSTRAND + THE CUTTS	
C855303	Grey heron	Y	15	15	15	15	NEST	NUMBR	15	15	100M	100M	Probable Breeding		1977		1977					1977	SOMERSET A.K.A. MONSANTO CHEMSTRAND + THE CUTTS
C8430	Reed bunting	Y	2	2	2	2	INDIV	NUMBR	2	2	2KM	2KM	Unknown		4	4	2000		7	2000	2000	2 visits per site between April and July 2000	
C8432	Tree sparrow	Y	11	11	11	11	INDIV	NUMBR	11	11	1KM	1KM	Wintering		26	12	1994	26	12	1994	1994	Site name: Coleraine.	
C8432	Tree sparrow	Y	1	1	1	1	INDIV	NUMBR	1	1	1KM	1KM	Possible Breeding		3	3	1999	3	3	1999	1999	Site name: Coleraine.	
C8432	Yellowhammer	Y	1	1	1	1	INDIV	NUMBR	1	1	1KM	1KM	Possible Breeding		21	5	2000	21	5	2000	2000	Site: Coleraine.	
C8432	Yellowhammer	Y	1	1	1	1	INDIV	NUMBR	1	1	1KM	1KM	Possible Breeding		4	8	2000	4	8	2000	2000	Site: Coleraine. Centroid of postcode polygon; Location: , BT513BD; Source: 2008 RSPB Homes for wildlife survey	
C842314	Swift	Y	0	0	0	0	NEST	EST	0	0	100M	100M	Confirmed Breeding		2008		2008				2008	2008 wildlife survey Site name: Green Road, Castlerock.	
C83	Comcrake	Y	1	1	1	1	CALL	NUMBR	1	1	10KM	10KM	Passage		15	5	2004	16	5	2004	2004	Unconfirmed report of calling bird	



Laurel hill
Northern Ireland Bat Group Records

Grid	Easting	Northing	Scientific_name	Common_name	Location	County	Date	Abundance	Comment	NI_Biodiv_	P	Q	R	S
C840322	284000	432200	bat sp.	unidentified	Coleraine	Londonderry	Aug-87			NI Species of Conservation Concern				
C842308	284200	430800	bat sp.	unidentified	Coleraine	Londonderry	17-Aug-06		Possibly more bats present. Medium quantity of droppings	NI Species of Conservation Concern				
C843307	284300	430700	Pipistrellus pipistrellus	45 kHz Pipistrelle	Coleraine	Londonderry	07-Jul-99	360	40 seen. Permission to exclude granted Aug 2006.	NI Species of Conservation Concern				
C849323	284900	432300	bat sp.	unidentified	Coleraine	Londonderry	01-Aug-88	1	Minimum of 360 bats present. No visit recorded.	NI Species of Conservation Concern				



[Redacted]

From: [Redacted]
Sent: 26 January 2011 12:09
To: [Redacted]
Subject: Release-authorized:FW: Release-authorized:Laurel hill House

[Redacted]

Please see the reply from [Redacted] concerning the Knotweed problem at LHH.

I would have thought the NI Environment Agency visitor would have known that eradication cannot commence until Spring! Hopefully she will be satisfied that we are aware of the problem and will deal if the property remains in our ownership come the Spring time.

Regards

[Redacted]

From: [Redacted] [Redacted]@mod.uk]
Sent: 26 January 2011 12:03
To: [Redacted]
Cc: [Redacted]
Subject: RE: Release-authorized:Laurel hill House

[Redacted]

You did indeed speak to me on this matter towards the end of last year and I can assure that the issue has not been forgotten.

As I explained Japanese knotweed is a perennial plant, the above ground element dying back over the winter months this limits the ability to both successfully quantify the extent of the infestation and to deploy the most cost effective methodologies available to control the problem. Namely stem injected herbicidal treatment.



I suspect given the site history, although I will confirm this that our 'infestation' has been introduced in the guise of amenity planting (Fallopia japonica was seen as a decorative plant when first introduced).

If this is the case then we are dealing with a relatively confined area and control measures although difficult should be successful.

Be assured once spring growth is evident eradication will commence (funding permitted).

Regards

[Redacted]

-  Mil: [Redacted]
-  Civ: [Redacted]
-  Mil: [Redacted]
-  Civ: [Redacted]
-  Internal e-mail: [Redacted]

[Redacted]

From: [Redacted] [Redacted]@MOD.UK]
Sent: 21 January 2011 14:54
To: [Redacted]
Cc: [Redacted]
Subject: Release-authorized:Laurel hill House

[Redacted]

I spoke to you sometime ago regarding the Japanese knotweed problem at Laurel Hill House.

I fear that the issue may have since been forgotten, although I do recall you may have advised that it was not the right time of year to treat the problem, but we must address the matter as following a visit by the NI Environment Agency they have included reference to the problem in their subsequent report to the NI Planning Services.

The EA has drawn our attention to the Wildlife Order 1985 which indicates that it is an offence to cause to grow any wild plant, and this includes Japanese Knotweed. As we know special measures must be taken for its destruction to ensure it does not spread, whilst it remains an offence to move ground material containing fragments of Japanese Knotweed.

Can you please confirm where we stand with the removal of the Knotweed as we have now submitted a planning application and are awaiting a decision. The EA report is likely to delay matters if we have not attempted to address the concerns that have been raised.

I am grateful for your advice

Regards

[REDACTED]

[REDACTED]

Estates Surveyor
DE OPs Nth (Disposals)
RAF Brampton

[REDACTED]



MINISTRY OF DEFENCE

Strategic Projects Team.
Planning Service HQ,

Senior Town Planner
Professional and Technical Services
Defence Estates Operations North
Kingston Road
Sutton Coldfield
B75 7RL

Telephone (MOD):
Facsimile (MOD):
Mobile:
E-mail: mod.uk

Ref. Laurel Hill House, Coleraine, C/2010/0522/O

1/2/11

Dear ,

I write to thank you for the consultation replies that you have forwarded to me, and to address the concerns raised therein.

Natural Heritage – NIEA

Japanese Knotweed

We are aware of this issue and have made enquiries as to its treatment. Japanese knotweed is a perennial plant, the above ground element dying back over the winter months. This limits the ability to both successfully quantify the extent of the infestation and to deploy the most effective methodologies available to control the problem; namely stem injected herbicidal treatment.

It is suspected, given the site history, that the 'infestation' has been introduced in the guise of amenity planting (*Fallopia japonica* was seen as a decorative plant when first introduced). The site consists of a relatively confined area and control measures should be successful. Once spring growth is evident eradication can commence. I suggest that although this application is in outline only, an effective method of dealing with NIEAs concern would be to attach an condition requiring an eradication scheme to be submitted to, and confirmed in writing by the NIEA to be carried out prior to development.



DEFENCE ESTATES
Delivering Estate Solutions to Defence Needs

Bats

NIEA have requested that a bat survey be carried out, as "several of the buildings on site have high potential to be used as a bat roost". The two listed buildings are not included within the application boundary. The buildings within the red line plan are modern, prefabricated buildings that do not have potential for bat roosts as there are no gaps under eaves/roof tiles etc. I enclose a selection of photographs to illustrate this. These buildings could be removed from site without requiring planning permission. If any bats were found in the act of removing any of the buildings on site, their protection is ensured under European legislation, and therefore, in this case, ultra vires to the planning system.

I suggest that a condition could be placed on the consent, so as to have a bat survey carried out to inform the detailed design stage which will be assessed at reserved matters stage.

Historic Buildings Unit – NIEA

It is important to note that the listed buildings are not within the application boundary. I enclose a CD with photographs of the site. Our masterplanners are in the process of compiling an additional site section. This section will indicate proposed development heights and I will forward it to you as soon as possible. The design and location of the proposed dwellings will be detailed at Reserved Matters stage. It is merely the number of dwellings and access that we are seeking to have approved at this outline stage.

Land and Resource Management Unit -NIEA

Have you received any response to the Technical Note I forwarded dated 09/12/2010?

Please do not hesitate to contact me if you have any queries.

Yours sincerely,


MRTPI MTCP