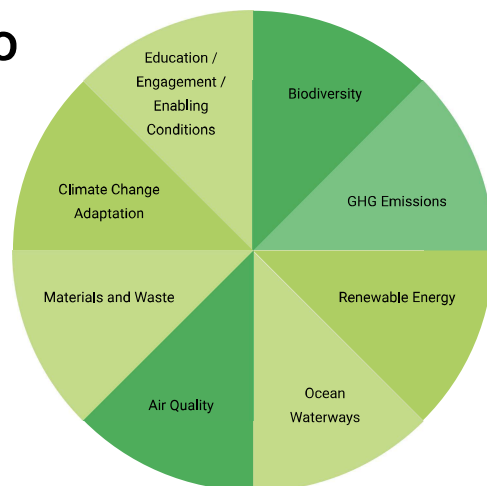


NEW ADULT CARE FACILITY (Name to be identified) FINAL



Assessment ID: NEW277

Assessment Author: Denise Clift

Assessment Initial Summary:

Delivering a new, purpose built, facility for adults with learning and physical disabilities, on the site of the former Parks Depot at Outland Road. Bringing together the provision currently provided at Colwill Lodge (Respite Centre) and the Vines (Day Centre) into a single service.

Assessment Final Summary:

There was minor disruption to habitat and wildlife during the demolition phase, but this was managed successfully with appropriate specialists. There will be minor disruption during the construction phase ie ground disturbance, increased construction traffic and dust emissions. However, this will be mitigated by the substantial reductions in council operation footprint; enhanced energy efficient and environment performance of the new build; air quality impact will be positive due to net gain using new materials internally to improve indoor air quality; waste and materials will be mitigated by on site construction practices; the site will be extensively planted with trees and vegetation to enhance biodiversity.

Biodiversity Score: 5

Biodiversity Score Justification: There has been some minor disruption to habitat and wildlife associated with demolishing the old building. Encouraging wild life and biodiversity on site with the new planting

Biodiversity Score Mitigate: Yes

Biodiversity Revised Score: 5

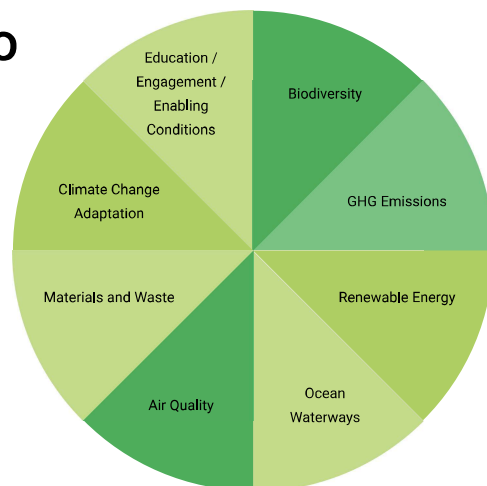
Biodiversity Revised Score Justification: The old site was predominantly tarmac and concrete where as the new site is extensively planted with trees and vegetation, wild flowers and green roofs, and any potential wildlife impacts (eg bats) were managed with appropriate specialists.

GHG Emissions Score: 2

GHG Emissions Score Justification: Due to construction of the new facility, there will be ground disturbance, increased construction traffic and requirement for new materials etc

GHG Emissions Score Mitigate: Yes

NEW ADULT CARE FACILITY (Name to be identified) FINAL



GHG Emissions Revised Score: 5

GHG Emissions Revised Score Justification: The site will deliver substantial reductions in Council operation footprints (combining two services and properties into one), and enhanced energy efficiency and environmental performance through the new build.

Renewable Energy Score: 4

Renewable Energy Score Justification: Renewable energy will be utilised in the new facility in the form of Solar Panels and there will also be electric vehicle charging and battery storage.

Renewable Energy Score Mitigate: No

Ocean and Waterways Score: 4

Ocean and Waterways Score Justification: The project will decrease the level of pollutants due to reducing the generic need for waste and materials. The toilets will be low water use, with addition of a soakway, these will reduce the flow of sewage into drainage and associated systems (and subsequently waterways). New mains water supply to be provided to the premises, removing old asbestos based supply.

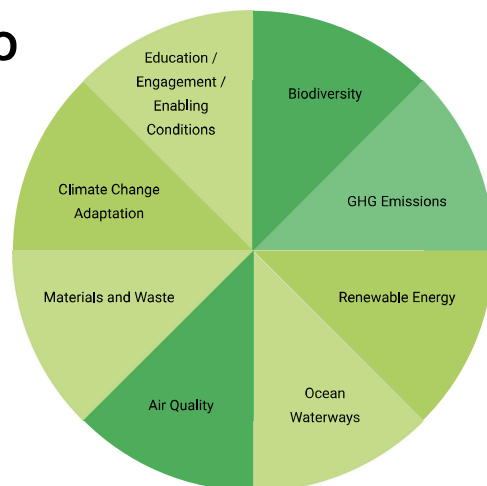
Ocean and Waterways Score Mitigate: No

Ocean and Waterways Revised Score Justification: The project will decrease the level of pollutants due to reducing the generic need for waste and materials. The toilets will be low water use, with addition of a soakway, these will reduce the flow of sewage into drainage and associated systems (and subsequently waterways). New mains water supply to be provided to the premises, removing old asbestos based supply.

Air Quality Score: 2

Air Quality Score Justification: Due to construction of the new facility, there will be ground disturbance and dust emissions, increased construction traffic. The development will contribute cumulatively to local emissions.

NEW ADULT CARE FACILITY (Name to be identified) FINAL



Air Quality Score Mitigate: Yes

Air Quality Revised Score: 5

Air Quality Revised Score Justification: Appropriate mitigation measures will be implemented during construction to reduce dust emissions and associated impacts. An assessment of operational traffic has shown that impacts on the new site will be negligible. The development will implement a number of measures to reduce emissions (eg dedicated covered cycle store for staff, travel plan to encourage staff and visitors to use the 'park and ride' and promoting alternative sustainable modes of transport, EV charging spaces, the internal cloister will have a green roof etc). Air Quality impact will be positive due to biodiversity net gain. We will be using to use natural materials internally to improve the indoor air quality.

Materials and Waste Score: 2

Materials and Waste Score Justification: Some waste has been generated due to demolition of existing buildings, and there will be some wastage of materials through construction.

Materials and Waste Score Mitigate: Yes

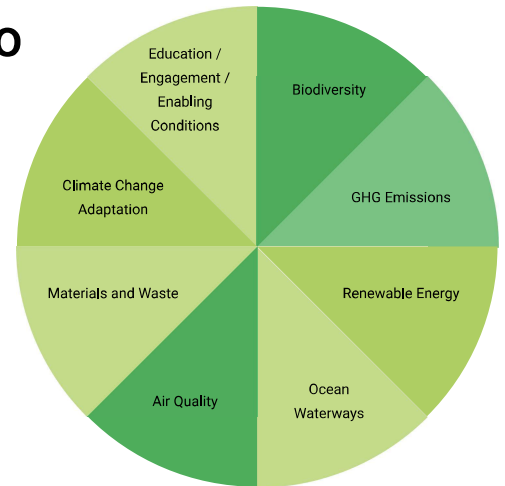
Materials and Waste Revised Score: 4

Materials and Waste Revised Score Justification: Wastage will be mitigated through on site construction practices and off site material fabrication techniques (eg timber frame), thereby reducing wastage of construction material. There will also be extensive reuse of demolition materials for ground levelling on the project site. We have significant contaminated materials on site that we intend to reuse approx 90%, which will then be capped and landscaped. Zinc roofing material proposed is highly recyclable.

Climate Change Adaptation Score: 4

Climate Change Adaptation Score Justification: The building is safeguarded from solar heat gain due to being super insulated. The building is also low lying, which will limit its exposure to strong winds. Trees are also being incorporated into the landscaping designs, which will aid with sheltering the site. Rain water drainage is also being dealt with on site (eg soakaway) rather than

NEW ADULT CARE FACILITY (Name to be identified) FINAL



contributing to the City's drainage system. The cloister roof will provide sun shading to a high percentage of the windows of the activity rooms and bed rooms to help reduce solar gain.

Climate Change Adaptation Score Mitigate: No

Climate Change Adaptation Revised Score Justification: The building is safeguarded from solar heat gain due to being super insulated. The building is also low lying, which will limit its exposure to strong winds. Trees are also being incorporated into the landscaping designs, which will aid with sheltering the site. Rain water drainage is also being dealt with on site (eg soakaway) rather than contributing to the City's drainage system.

Education / Engagement / Enabling Conditions Score: 4

Education / Engagement / Enabling Conditions Score Justification: Communicating with visitors and staff around the environmental features of the site, will have some knock on effect on the hearts and minds of others. Increase the capacity of residents, staff and visitors to adopt climate friendly behaviours

Education / Engagement / Enabling Conditions Score Mitigate: No

Wheel Key

- Long lasting or severe negative impact
- Short term or limited negative impact
- No impact or neutral impact
- Short term or limited positive impact
- Long lasting or extensive positive impact