

# NEW ADULT CARE FACILITY (NAME TO IDENTIFIED)

## Project details

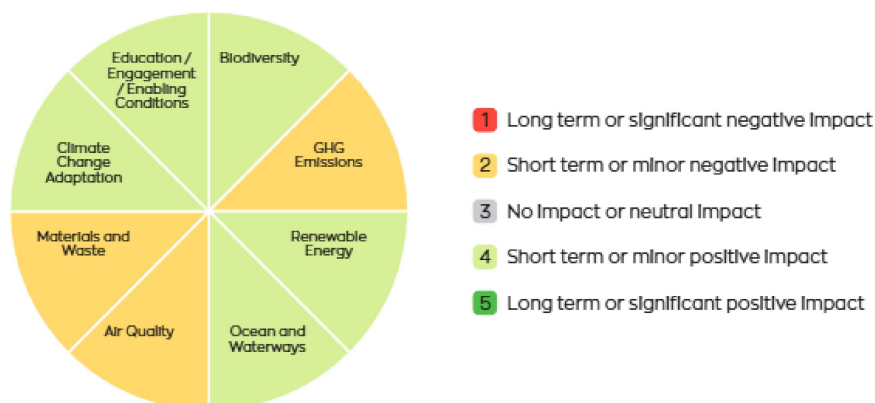
### Assessment author

Denise Clift

### Project 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.

## Summary of assessment



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 Vines (Day Centre) into a single service.

There was minor disruption to habitat and wildlife during the demolition phase, but this was managed successfully with appropriate specialists.

There will also 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.

## Assessment scores

## Biodiversity

### Score

(4) Short term or limited positive impact

### Score justification

There had been some minor disruption to habitat and wildlife associated with demolishing the old buildings, but we will be encouraging wildlife and biodiversity on site with new planting.

There will be minor disruption during the construction phase ie ground disturbance, increased construction traffic and dust emissions. The old site was predominantly tarmac and concrete where as the new site will be extensively planted with trees and vegetation, wild flowers and green roofs, and any potential wildlife impacts (eg bats) were managed with appropriate specialists.

Unfortunately, Cotoneaster and Japanese Knotweed have been identified on this site: Cotoneaster was removed and treated with herbicide, this treatment has been successful in preventing any regrowth over the past 3 years.

Japanese Knotweed has been revealed more recently, but a management plan is in place to treat the plant with herbicide annually, remove dead canes, and it is now fully contained and managed.

### Mitigatory measures applied:

We will be encouraging wildlife and biodiversity on site with the new planting proposed, extensively planted with trees and vegetation, wild flowers and green roofs.

We have a management plan in place to control the Japanese Knotweed

## GHG Emissions

### Score

(2) Short term or limited negative impact

### Score justification

Due to construction of the new facility, there will be ground disturbance, increased construction traffic and requirement for new materials etc.

### Mitigatory measures applied:

However, the new 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) Short term or limited positive impact

### Score justification

Renewable energy will be utilised in the new facility in the form of Solar Panels and Battery Storage, and there will also be electric vehicle charging points.

## Ocean and Waterways

### Score

(4) Short term or limited positive impact

### 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 soakaway, 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 the old asbestos based supply.

## Air Quality

### Score

(2) Short term or limited negative impact

### 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.

### Mitigatory measures applied:

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' 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 aim to be using natural materials internally to improve indoor air quality.

## Materials and Waste

### Score

(2) Short term or limited negative impact

### Score justification

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

### Mitigatory measures applied:

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 approximately 90%, which will then be capped and landscaped. Zinc roofing material proposed is highly recyclable.

## Climate Change Adaptation

### Score

(4) Short term or limited positive impact

### 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. The cloister roof will provide sun shading to a high percentage of the windows of the activity rooms and bedrooms to help reduce solar gain.

## **Education / Engagement / Enabling Conditions**

### **Score**

(4) Short term or limited positive impact

### **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.