ARUP

Turner & Townsend

HSBC SYGDC Tankersley

Construction Environmental Management Plan - Biodiversity (CEMP-B)

Reference: CRB-ARUP-XX-XX-RP-EC-00001

P01 | 23 May 2025

Job number 297776-60

Ove Arup & Partners Limited
6th Floor 3 Piccadilly Place
Manchester
M1 3BN
United Kingdom
arup.com

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Revision	**Date**	**Filename**	HSBC SYGDC Tankersley CEMP-B		
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		Name	Eleanor Harrison	Matthew Sanders	Fraser Maxwell
		Signature			
		Filename			
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			Prepared by	**Checked by**	**Approved by**
		Name			
		Signature			
		Filename			
		Description			
			Prepared by	**Checked by**	**Approved by**
		Name			
		Signature			

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1. Introduction

a. Purpose of this Document

Planning permission was granted in August 2024, comprising full planning permission for the installation of an external air cooling system chamber, and roof top air handling units and associated gantry (application no. 2024/0687) at the South Yorkshire Group Data Centre (SYGDC). This planning permission was granted subject to a number of conditions.

Condition 5 states:

Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) produced by a suitably qualified ecologist has been submitted to and approved in writing by the Local Planning Authority. The CEMP-B shall include, but not necessarily be limited to, the following:

- Risk assessment of potentially damaging construction activities;
- Identification of 'biodiversity protection zones';
- An Invasive Non-Native Species (INNS) protocol to ensure INNS are not spread in the wild;
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s).

Mitigation measures recommended and covered within this CEMP include for the following designated sites, habitats and species:

- Sowell Pond and Westwood Lane Meadow Local Wildlife Site (LWS);
- West Wood Ancient Woodland and deciduous woodland habitat of principal importance (HPI);
- Modified grassland, tree, and scrub habitats within the site;
- Amphibians;
- Bats;
- Breeding birds;
- Hedgehog (*Erinaceus europaeus*); and,
- Invasive species.

Table 1:1 details the relevant sections of the CEMP-B which address the ten points of Condition 5.

Table 1:1. Relevant sections of the CEMP-B which address the ten points of Condition 5 for the Construction Works.

Condition 5	Relevant section within CEMP-B						
	Off-site habitats	On-site habitats	Amphibians	Bats	Breeding birds	Hedgehog	Invasive species
Risk assessment of potentially damaging construction activities	Section 2.1	Section 2.2	Section 2.3 Amphibians RAMMS	Section 2.4	Section 2.5 Nesting birds RAMMS	Section 2.6	Section 2.7 Invasive species management plan
Identification of 'biodiversity protection zones'	Section 2						
An Invasive Non-Native Species (INNS) protocol to ensure INNS are not spread in the wild	N/A	N/A	N/A	N/A	N/A	N/A	Invasive species management plan
Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)	Section 2.1	Section 2.2	Section 2.3 Amphibians RAMMS	Section 2.4	Section 2.5 Nesting birds RAMMS	Section 2.6	Section 2.7 Invasive species management plan
The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset)	N//A	N/A	Section 2.3 Amphibians RAMMS	Section 2.4	Section 2.5 Nesting birds RAMMS	Section 2.6	N/A
Use of protective fences, exclusion barriers and warning signs, including	Section 2						

Condition 5	Relevant section within CEMP-B						
	Off-site habitats	On-site habitats	Amphibians	Bats	Breeding birds	Hedgehog	Invasive species
advanced installation and maintenance during the construction period							
Responsible persons and lines of communication	Section 4						
The role and responsibilities on site of an ECoW or similarly competent person(s)	Section 2 Table 2						

b. Site and Scheme Description

The site is approximately 0.1ha in size, and is located in Tankersley, near Barnsley (National Grid Reference (NGR) SK 33784 99235). The site use at present is as the HSBC SYGDC building and grounds, consisting of an ornamental pond, grassland, shrubs, brick pathway, and a tree.

The site is located within a largely urban area, with commercial and industrial developments, with woodland, open greenspace, and agricultural land to the South of the site.

The scheme involves the partial development of the ornamental pond to construct a Louvre penthouse, intended to intake external air and exhaust heated air, with the capability of mixing these air volumes throughout the year to minimise energy consumption on the site. The planned development involves building the Louvre penthouse on a portion of the pond's perimeter. The development is designed to enhance the property's energy efficiency while maintaining most of the pond's aesthetic and ecological benefits.

The installation of a surface water attenuation tank will be positioned below the proposed landscaping works. This tank will manage and control the surface water runoff, thereby preventing potential flooding and maintaining the water levels within the pond. The attenuation tank will be designed to capture and temporarily store rainwater, releasing it gradually to mitigate the risk of overwhelming the pond and surrounding areas during heavy rainfall.

2. Biodiversity Protection Zones

The Ecological Impact Appraisal (EcIA) for the scheme[1] identified several ecological features (outlined within Table 3:1. Risk assessment for ecological receptors. as requiring protection during the works to avoid and minimise adverse impacts during the construction phase.

Drawing 1 illustrates the Biodiversity Protection Zones (BPZ) on site.

3. Ecological Risk Assessment

A risk assessment for ecological receptors on and in proximity to the site is provided below in Table 3:1.

[1] Ecus. (2024). HSBC SYGDC Tankersley. Ecological Impact Assessment EcIA.

Table 3:1. Risk assessment for ecological receptors.

Ecological receptor	Description	Potential risk	Methodology to avoid risk	Timing	Personnel responsible for risk avoidance
Designated sites and Habitats of Principal Importance					
Local Wildlife Sites	Six non-statutory designated sites are located within 2km of the site, including Sowell Pond and Westwood Lane Meadow 150m northwest of the site.	Degradation of sites due to air or water pollution from the site during construction.	Detailed within Section 5.1	Duration of construction	Main contractor
Habitats of principal importance	West Wood Ancient Woodland and deciduous woodland are located within 250m of the site.	Degradation of sites due to air or water pollution from the site during construction.	Detailed within Section 5.1	Duration of construction	Main contractor
Habitats					
Modified grassland, introduced shrub, and ornamental pond habitats will be retained.	Habitats to be retained on site are limited to modified grassland surrounding the ornamental pond, the southern most section of the ornamental pond (dry at the time of survey) and four areas of introduced shrub (two of which will be retained).	Degradation of condition of retained habitats.	Detailed within Section 5.2	Duration of construction	Main contractor
Species					
Amphibians	The ornamental pond was dry at the time of PEA survey, however could offer potential suitability for amphibians if re-wetted. Amphibian specific surveys have not been undertaken, however the site contains some suitable terrestrial habitat for great crested newt for sheltering and foraging in the form of introduced shrubs and a pile of rubble. Further piles of rubble may be present under the introduced shrub.	Direct impacts, including trapping, injury, and death, could occur to amphibians during the construction phase of the works if they are present within the site, particularly if excavations are left open overnight or if amphibians shelter in stored material.	Detailed within Amphibian RAMMS	Duration of construction	Main contractor SQE

Ecological receptor	Description	Potential risk	Methodology to avoid risk	Timing	Personnel responsible for risk avoidance
	As such, there is a risk of presence of amphibians on site. The modified grassland habitats is likely to provide sub-optimal habitat for sheltering or hibernating great crested newt but could provide limited potential for commuting and foraging.				
Bats	Habitats on site were assessed as providing low value for foraging and committing bats. The woodland to the west of the site could provide suitable foraging habitat and the site could offer transitional habitat. There are no buildings or trees on site with the potential to support roosting bat.	Potential for disturbance to foraging and commuting bat due to artificial lighting.	Detailed within Section 5.4	Duration of construction	Main contractor
Breeding birds	The site was assessed as likely to be used by common breeding bird species, both for nesting and foraging. The introduced shrubs and grassland habitats were assessed to be of highest value for breeding birds.	Minor disturbance during construction (temporary). Injury/death/abandonment of nests, should suitable vegetation be cleared during the breeding bird season without supervision by a SQE.	Detailed within Nesting Birds RAMMS	Duration of vegetation clearance during nesting bird season (February – end of August)	Main contractor SQE
Hedgehog and other small mammals.	The site was assessed to offer suitable sheltering, commuting, and foraging opportunities for hedgehog and other small mammals.	Potential for trapping, injury, or death of hedgehog and other small mammals, if excavations are left uncovered and during removal of log/brash/rubble piles. Disturbance at nighttime due to use of artificial lighting.	Detailed within Section 5.6	Duration of construction	Main contractor SQE

Ecological receptor	Description	Potential risk	Methodology to avoid risk	Timing	Personnel responsible for risk avoidance
Invasive non-native species	Rhododendron and cotoneaster were identified within all five of the areas of introduced shrub on site.	Spread of invasive non-native species	Detailed within Invasive Species Management Plan	Duration of construction	Main contractor SQE

4. Responsible persons & lines of communication

HSBC Global

The client is responsible for the implementation of this CEMP-B and is required to ensure that a Suitably Qualified Ecologist (SQE) is appointed to supervise elements of the works, as outlined below.

Site Manager

The contractor site manager, appointed by the client, will be required to undertake works in accordance with the measures outlined within this CEMP-B, in collaboration with the appointed SQE.

Suitably Qualified Ecologist (SQE)

The contractor undertaking this phase of works is required to appoint/to notify the SQE, a member of the Chartered Institute of Ecology and Environmental Management (CIEEM) or ecologist with three years of experience, prior to any works commencing on site. The contractor will ensure the SQE's presence on site to oversee the works and implementation of the RAMMS, in line with requirements detailed in the mitigation measures below.

An outline programme for when the SQE is required during construction is detailed in Table 4:1. Further detail of avoidance measures for nesting birds and amphibians is provided within the RAMMS, in Appendices C and D.

Table 4:1. Requirements of a SQE during construction.

Species work relates to	Requirements of the SQE
Bats	Consult with lighting engineer to formulate sensitive lighting plan for duration of construction works.
Nesting birds	Nesting bird check if suitable habitat is removed during the nesting bird season (March to August inclusive)
Amphibians	Deliver toolbox talk Oversee removal of potential hibernacula within 250m of breeding ponds.

5. Mitigation Measures

a. Habitats (off-site)

The contractor will adhere to best practice pollution prevention methods and guidance, including Guidelines for Pollution Prevention[2] and Construction Industry Research and Information Association (CIRIA) guidance[3]. Specific measures to avoid airborne pollution into surrounding areas, including ecologically sensitive habitats, will include the following:

[2] NetRegs. Guidance for Pollution Prevention (GPP) documents. https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/

[3] CIRIA. (2001). Control of water pollution from construction site. Guidance for consultants and contractors.

- Stored materials that may become eroded and release particulates to be dampened down or seeded/covered as appropriate.
- Waste materials to be placed in designated waste disposal and not permitted to be blown around the site and adjacent areas.
- Contractor method statement to give full details of measures to limit spread of airborne particulates during construction.
- Stockpiles of materials to be avoided on the boundaries of the site.
- Construction activities within 25m of woodland to be avoided during heavy rain to avoid spread of sedimentation into woodland.
- Provision of notices relating to the above to ensure adherence during construction.

The woodland adjacent to the west of the site should be fencing and a protection zone of a minimum of 10m established to prevent inadvertent damage to the woodland or the tree root protection zones. Fencing will be in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction and will be marked with weather-proof signage (minimum A4 size) stating "Biodiversity Protection Zone – Keep Out". The fencing will be installed in accordance with Drawing 1, prior to the commencement of ground works. Temporary fencing will remain in place until the development is completed and all site machinery and materials removed from site. No site personnel or machinery shall enter the BPZs and no equipment will be stored therein for the duration of construction. The maintenance of the BPZs and condition of fencing will be inspected by an ECoW on installation to ensure it complies with the correct specification and is installed in the correct locations. Thereafter the fencing will be subject to regular checks by the ECoW however it will be the responsibility of the site manager to ensure the fence is appropriately maintained throughout the construction phase.

b. Habitats (on-site)

Areas of modified grassland, introduced shrub, and ornamental pond will be retained. In addition to the measures outlined above, on-site retained habitats will be protected from degradation. Plant and materials should be stored on existing areas of hardstanding, located away from retained habitats. Vehicles should avoid moving across the retained grassland areas where feasible, instead using existing areas of hardstanding.

Habitat creation is proposed to compensate for habitat losses that occur during construction and provide buffering between the proposed development and off-site habitats. A Habitat Management and Monitoring Plan (HMMP)[4] has been produced to ensure on-site habitats are created or enhanced to deliver the Biodiversity Net Gain requirements as outlined in the report.

c. Amphibians

A RAMMS has been produced for amphibians (including great crested newts) to reduce the risk of accidental killing or injury of individual amphibians (Appendix D). One waterbody is present on site, an ornamental pond, however this was dry at the time of survey. Should this waterbody be filled, it could offer suitability for breeding amphibians. Amphibian specific surveys have not been undertaken on site, however terrestrial habitats offer potential suitability for commuting and foraging amphibians, including great crested newt, and therefore there is a residual risk of amphibian presence on site.

All site personnel should be aware of amphibians, including great crested newt, when they are working on the site. This is important for backfilling trenches as amphibians are more likely to shelter within these areas. Vegetation clearance should proceed in one direction in a staged approach allowing any amphibians to move into adjacent habitat.

[4] Arup. (2025). HSBC SYGDC Tankersley. Habitat Management and Monitoring Plan,

The working and storage areas should be kept clear of cut vegetation, debris, and rubble. Stored materials should be kept off the ground (e.g. on pallets) as to prevent amphibians seeking shelter beneath or within them to use as hibernacula.

Where materials need to be delivered to site for immediate use or temporary storage directly on the ground, care should be given not to cause inadvertent and unnecessary damage to neighbouring terrestrial habitat.

All open excavations should be back-filled and covered at the end of the working day to prevent amphibians from falling within and taking refuge overnight. Any open excavations left uncovered should have appropriate egress points (e.g. soils ramps, boards) to allow means of escape should any animal fall within.

An initial enquiry for acceptance into the District Level Licencing scheme (DLL) Application Form including a Reasoned Statement will be submitted to Natural England for approval. Once granted, the DLL will cover all potential works that may disturb great crested newt at the site.

d. Bats

The current low lighting levels at night-time within the site will be maintained during construction through use of a sensitive lighting scheme, to be designed by a lighting engineer in close consultation with an ecologist and implemented during construction. Use of artificial lighting at night will be kept to a minimum. Any light spill will be directed away from the boundaries of the site so that suitable habitats for bats are not impacted. Where possible downlights will be utilised as opposed to floodlights. A 5m ‘dark buffer’ around the perimeters of the site will have light levels of 0 lux, in accordance with guidance ‘Bats and artificial lighting in the UK; Bats and the built environment series, Guidance Note 08/23’ by the Bat Conservation Trust and Institution of Lighting Professionals (2023).

e. Breeding Birds

A Reasonable Avoidance Measures Method Statement (RAMMS) has been produced for nesting birds to prevent destruction of bird nests and minimise disturbance (Appendix C).

Artificial lighting along the boundaries of the site will be directional to avoid overspill onto adjacent habitats. As outlined above, use of artificial lighting will be reduced where possible and downlights used as opposed to floodlights. Artificial lighting at night and early in the morning will be avoided where possible to reduce impacts on nesting birds. Biodiversity protection buffers will be demarcated prior to the construction phase commencing in order to protect the retained shrubs from damage throughout construction and to minimise disruption to birds nesting on site.

If vegetation clearance is needed it should be done outside of the nesting bird season (March to August inclusive). If this is not possible, the areas requiring vegetation removal should be checked for active nests by an SQE, this should be done immediately prior or within 24 hours before vegetation removal commences. If an active nest is discovered during the works, an appropriate exclusion zone around the nest will be established and maintained until the SQE has confirmed the chicks have fully fledged and the nesting attempt has concluded.

f. Hedgehog

All excavations should be filled or covered overnight. If this is not possible, a large scaffold plank should be positioned at no more than a 45-degree angle, or one side of the excavation graded or partially graded to provide an escape ramp for any small mammal that may fall in. All excavations should be checked for animals prior to works resuming the following day.

Existing log/ brash piles should be kept where possible. If they have to be moved this must be done by hand by the SQE, so that animals can be found beforehand.

Any work undertaken at night will follow a sensitive lighting plan to minimise unnecessary disturbance to any mammals that may be using the site during the works. This involves keeping light to a minimum throughout the works and ensuring that only the task area is lit and light spill onto vegetated and surrounding habitats is avoided where possible.

If a hedgehog is discovered during the works at any time during active period (April to October inclusive), they should be allowed to move away on their own volition. In the event that hedgehogs are in immediate danger they can be moved carefully with clean gloved hands to a sheltered area (e.g., dense scrub).

g. Invasive species

Cotoneaster and rhododendron were identified on the Site, within all five patches of introduced shrub, and some species of cotoneaster are listed on Schedule 9 of the Wildlife and Countryside Act, 1981 (as amended). It is illegal to plant or otherwise cause to grow in the wild any plant included on Schedule 9 of the WCA. Note that the Department for Environment Food and Rural Affairs (DEFRA) do not consider planting of Schedule 9 species in private gardens, estates and amenity planting as 'planting in the wild' so long as reasonable measures are taken to confine them to the cultivated area (i.e. to prevent spread into the wild).

Good working practices in relation to invasive species will be implemented to avoid spread of invasive species into the wild. These are outlined within Appendix E.

Appendix A SYGDC Preliminary Ecological Appraisal

Site Name	HSBC SYGDC Tankersley	
Survey Date:	11/11/2024	
Ecologist:	Emma McCartney	
Summary of proposed works:	Installation of a ventilation system to make the building more energy efficient.	
Survey limitations (inc. significance):	N/A	
Return visit required to complete PEA?:	No return visit required	
Brief Summary of on-Site Habitats:	Onsite habitats comprise built-up areas and gardens (introduced shrub), ornamental pond, one tree, modified grassland, developed land, sealed surfaces (The SYGDC building and the paved footpaths around the pond/building) . The wider area consists of industrial and commercial properties, along with deciduous woodland areas.	
Additional information	It is understood that the specific location of the BNG enhancement area can be changed if needed.	
Ecological Constraints	**Summary**	**Further survey required?** -
Statutory Designated Sites	Presence of one Local Nature Reserve located 400 m northeast of the Site.	No further survey required due to the distance of the statutory designated site from the Site and the small scale nature of the works.
Non-Statutory Designated Sites	Record centre data will be reviewed once received.	Record centre data will be reviewed once received.
Badger signs/setts	No evidence of badger (e.g., sett, dung pits, badger hairs etc.) were recorded within the Site during the site visit. The deciduous woodland to the west of the Site offers suitability for badger sett creation and foraging, however, is separated from the Site by a large security fence.	Record centre data will be reviewed once received. Best practice measures to be implemented during the works.
Amphibians/reptiles	Habitats on Site offer limited suitable foraging and sheltering opportunities for amphibians and reptiles, within the shrub habitats along the embankments.	Record centre data will be reviewed once received. Best practice measures to be implemented during the works.

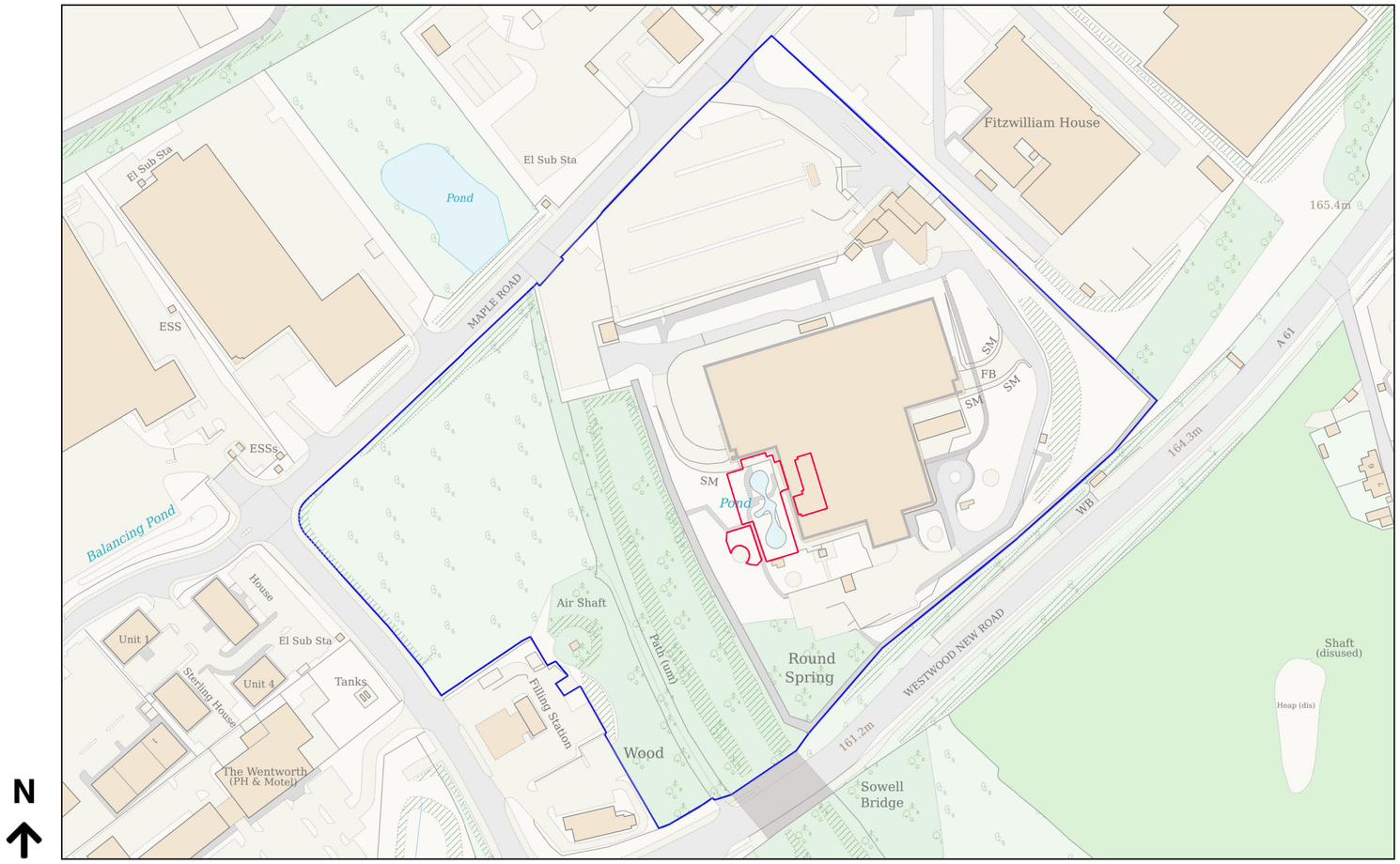
	Piles of rubble found under the shrubs on Site may provide suitable refugia/hibernacula for amphibians and/or reptiles.	
Are there potential **GCN** waterbodies within 250m?	One large pond is located within 250 m of the Site (approx. 150 m northwest) The ornamental pond on Site was dry at the time of the survey therefore does not offer any opportunities for amphibians unless it is filled back up with water. Following a review of MAGIC, two GCN European Protected Species Applications were returned at 380 m north and 380 m west of the Site pertaining to the destruction of a resting place. The Site is also within the Orange DLL Risk Zone.	Record centre data will be reviewed once received. A DLL enquiry form will be submitted.
Potential roosting features for **bats**	The tree located within the Site boundary is ivy clad, however, this feature has been considered to be of negligible suitability due to the age of the tree and the density of the ivy. The Site offers some suitability for foraging and commuting bats in the form of sections of dense scrub. The Site also offers connectivity to foraging and commuting habitat for bats within the wider landscape. Two European Protected Species Applications were returned with the closest one being approximately 1 km northeast, allowing the damage of a brown long-eared, common pipistrelle and whiskered bat resting place between 2020 and 2025.	Record centre data will be reviewed once received. Due to the negligible suitability of the tree for roosting bats, further surveys are not required. The Site has suitability to support foraging and commuting bats. If required, vegetation clearance should be kept to a minimum. Should works be conducted at night they should proceed under a sensitive lighting scheme.
Breeding birds - is veg clearance proposed during breeding bird season (Feb-Aug)?	The shrubs and tree present onsite provide suitable habitat for nesting birds.	No further survey is required unless vegetation clearance is later identified to be required on the shrubs and tree during the peak nesting bird season (March – August inclusive).
Invasive non-native species	Rhododendron was identified within all the areas of shrub.	No further survey required. Biosecurity measures to be put in place in order to reduce the spread of invasive species.

Adjacent **waterbodies** and **watercourses**	No watercourses are present within the Site and the ditches located within 250 m and 500 m of the Site are not hydrologically connected. No evidence of otter holts or field signs of water voles were observed within the Site boundary. The Site does not offer any suitability for otter or water vole.	Record centre data will be reviewed once received.
Suitable habitat for **additional protected species.**	Suitable habitat for hedgehog is present amongst the shrubs.	Record centre data will be reviewed once received.

Appendix B Site Plan

Location Plan

Site Address: **H S B C Bank, Computer Centre, Maple Road, Tankersley, Barnsley, S75 3DJ**



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Revision

AXIS architecture
Talbot Chambers 2-6 North Church Street Sheffield S1 2DH
tel: +44(0)114 2490944 fax: +44(0)114 2490966 www.axis-architecture.com

SYGDC
TANKERSLEY

PROPOSED
SITE LOCATION PLAN

A1 Scale	A3 Scale	Date	Drawn By
1:1250	1:2500	19.08.2024	LJR

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Appendix C Nesting Birds Reasonable Avoidance Measures Method Statement

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HSBC SYGDC Tankersley

Nesting Birds Reasonable Avoidance Measures Method Statement

Reference: CRB-ARUP-XX-XX-RP-EC-00002

01 | 23 May 2025

Job number 297776-00

Ove Arup & Partners Limited
6th Floor 3 Piccadilly Place
Manchester
M1 3BN
United Kingdom
arup.com

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	Prepared by	**Checked by**	**Approved by**
Name	Eleanor Harrison	Matthew Sanders	Fraser Maxwell
Signature			

Filename		
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	Prepared by	**Checked by**	**Approved by**
Name			
Signature			

Filename		
Description		

	Prepared by	**Checked by**	**Approved by**
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Signature			

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Contents

Appendices

1. Introduction

Planning permission was granted in August 2024, comprising full planning permission for the installation of an external air cooling system chamber, and roof top air handling units and associated gantry (application no. 2024/0687) at the South Yorkshire Group Data Centre (SYGDC). This planning permission was granted subject to a number of conditions. These conditions include production of a Construction Ecology Management Plan (CEMP). The CEMP includes requirements for mitigation measures for nesting birds. This Reasonable Avoidance Measures Method Statement (RAMMS) document outlines these mitigation measures.

1.1 Site and Scheme Description

Site and scheme description is provided in Section 1.2 of the Construction Environmental Management Plan - Biodiversity (CEMP-B) (Arup, 2025)[1].

1.2 RAMMS Structure

The Method Statement includes:

- Section 2: Relevant Legislation.
- Section 3: Reasonable Avoidance Measures.
- Section 4: Signed Declaration.

[1] Arup (2024) Construction Ecological Management Plan.

2. Relevant Legislation

Wild birds are protected under Part 1 Section 1 of the Wildlife and Countryside Act 1981 (as amended); they are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, species listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended), e.g. little ringed plover *Charadrius dubius*, are specially protected from being killed, injured or captured, at all times throughout the year.

3. Reasonable Avoidance Measures

A summary of the works scheduled to take place as part of construction of the SYGDC are detailed in Section 1.2 of the CEMP-B (Arup, 2025). The processes and phases of work that have potential to impact on nesting birds are:

- Vegetation clearance (of introduced shrubs).

Based on the anticipated project timescales, initial vegetation clearance works are anticipated to start in June 2025. The bird nesting season runs from March to August inclusive and consequently the RAMMS measures are to be implemented within the nesting season only.

The contractor undertaking this phase of works is required to appoint/to notify the Suitably Qualified Ecologist (SQE) in advance of any clearance of shrubs on site and ensure the SQE's presence on site to oversee works and implementation of the RAMMS.

The RAMMS measures to be implemented are:

- Prior to clearance works commencing on site (48 hours maximum), the SQE will undertake a pre-works nesting bird check on any vegetation scheduled for removal to confirm the presence or likely absence of nesting birds.
- If an active bird nest is confirmed within the proposed works area, the SQE will demarcate a boundary surrounding the nest, using tape, to retain the nest undisturbed until all the young have fledged.
- The active bird nest will be monitored every three days by the SQE. Once the SQE has confirmed that the young have fledged, and no new active nest is confirmed, works may re-commence in the demarcated area.
- As a precautionary measure, in the event that the site is unoccupied for a period of three or more consecutive days and further works are required, the SQE will undertake an update pre-works nesting bird check on areas of habitat suitable for ground nesting birds.
- Records of all activities should be noted by the SQE at the time, and as a summary report following the completion of works on this project. A template to record activities undertaken on site is provided in Appendix A.
- All contractors and site operative are required to read this information before starting any works on site. All personnel must confirm that they understand the information provided and agree to comply with the RAMMS by signing Section 4 of this document.

4. Signed Declaration

The below declaration should be signed by all contractors/site operatives undertaking works on site that have potential to impact nesting birds.

I agree to comply with the RAMMS prescribed in Section 3 of this document in order to avoid adverse impacts on nesting birds within the site.

Date	Name	Company	Signature

Records of Site Activities Completed Under RAMMS

Date	Site activities	Contractors present	Ecologist actions

Date	Site activities	Contractors present	Ecologist actions

Appendix D Amphibians Reasonable Avoidance Measures Method Statement

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HSBC SYGDC Tankersley

Amphibians Reasonable Avoidance Measures Method Statement

Reference: CRB-ARUP-XX-XX-RP-EC-00003

P01 | 23 May 2025

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Ove Arup & Partners Limited
6th Floor 3 Piccadilly Place
Manchester
M1 3BN
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arup.com

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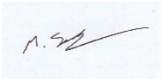
			Prepared by	**Checked by**	**Approved by**
		Name	Eleanor Harrison	Matthew Sanders	Fraser Maxwell
		Signature			
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		Name			
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		Name			
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Appendices

1. Introduction

Planning permission was granted in August 2024, comprising full planning permission for the installation of an external air cooling system chamber, and roof top air handling units and associated gantry (application no. 2024/0687) at the South Yorkshire Group Data Centre (SYGDC). This planning permission was granted subject to a number of conditions. These conditions include production of a Construction Ecology Management Plan (CEMP). The CEMP includes requirements for mitigation measures for amphibians. This Reasonable Avoidance Measures Method Statement (RAMMS) document outlines these mitigation measures.

Specific surveys for amphibians have not been carried out, however the pond on site (dry at the time was survey) was identified to have potential to support breeding amphibians if re-wetted. In addition, terrestrial habitats may support foraging and commuting amphibians. As such, there is considered to be a risk of amphibian presence on site.

1.1 Site and Scheme Description

Site and scheme description is provided in Section 1.2 of the Construction Environmental Management Plan - Biodiversity (CEMP-B) (Arup, 2025)[1].

1.2 RAMMS Structure

The Method Statement includes:

- Section 2: Relevant Legislation.
- Section 3: Reasonable Avoidance Measures.
- Section 4: Signed Declaration.

[1] Arup (2024) Construction Ecological Management Plan.

2. Relevant Legislation

The great crested newt is fully protected through its inclusion in Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended) and in Schedule 2 of The Conservation of Habitats and Species Regulations, 2010 (as amended) as a European Protected Species (EPS).

Under the legislation, it is an offence to intentionally kill, injure or take a great crested newt as well as intentionally or recklessly disturb, damage, destroy or obstruct access to any structure or place used for shelter or protection by a great crested newt or disturb an animal while it is occupying a structure or place which it uses for that purpose. The legislation applies to great crested newts in both aquatic and terrestrial habitats and to all life stages.

The great crested newt is also listed as a species *"of principal importance for the purpose of conserving biodiversity"* covered under Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act (2006) and therefore needs to be taken into consideration by a public body when performing any of its functions with a view to conserving biodiversity.

2.1 District Level Licence

A District Level Licence (DLL) authorises acts that would otherwise be offences under the Conservation of Habitats and Species Regulations 2017 (as amended) and Wildlife and Countryside Act 1981 (as amended). Whilst not required under the DLL, this document has been prepared to avoid harm or injury to great crested newt or other amphibian species within the site.

3. Reasonable Avoidance Measures

A summary of the works detailed in Section 1.1. The processes and phases of work that have potential to impact great crested newt are:

- Vegetation clearance; and
- Removal of potential amphibian hibernacula.

Once the site has been cleared of surface vegetation and any potential amphibian hibernacula removed in areas where works are taking place, it is anticipated that the site will be unsuitable for great crested newt.

The contractor undertaking the phase of works detailed above will have a Suitably Qualified Ecologist (SQE) present on site to oversee works and ensure the RAMMS are implemented.

The RAMMS to be implemented are:

- Prior to works commencing, a SQE will be present on site to provide a toolbox talk to contractors and all relevant site personnel (Appendix A). The toolbox talk will detail how to identify great crested newt present on site and what to do if they are encountered. Whilst no amphibian specific surveys have been undertaken on site, the toolbox talk will note that habitat suitability has been identified on site and there is therefore a risk of amphibian presence. It will also describe potential hibernacula to ensure contractors do not inadvertently disturb these features prior to being checked by the SQE.
- Vegetation clearance should be undertaken directionally, with breaks, to allow any amphibians present to escape into adjacent areas of habitat.
- Working and storage areas should be kept clear of debris, rubble, and cut vegetation.
- Stored materials should be kept off the ground to prevent amphibians sheltering beneath or within them.
- All trenches or open excavations should be back filled and covered at the end of each working day to prevent amphibians from entering. Any excavations left open should have ramps/egress boards to allow a means of escape.
- Any potential amphibian hibernacula such as mounds of spoil and rubble, large rocks/stones, that may be identified under shrubs will be checked by the SQE prior to being carefully dismantled by hand with the SQE present outside of hibernation months (October to February inclusive). No hibernacula have been identified on site at present, however may be present underneath introduced shrub.
- If a GCN is found following the commencement of works, works must stop immediately and the SQE notified, who will advise as to next steps. Only a licenced ecologist may handle GCN.
- Records of all activities should be written up by the SQE as a summary report following completion of works on this project. A template to record activities undertaken on site is provided in Appendix B.

All contractors and site operative are required to read this information before starting any works on site. All personnel must confirm that they understand the information provided and agree to comply with the RAMMS by signing Section 4 of this document.

4. Signed Declaration

The below declaration should be signed by all contractors/site operatives undertaking works on site that have potential to impact amphibians.

I agree to comply with the RAMMS prescribed in Section 3 of this document in order to avoid adverse impacts on amphibians within the site.

Date	Name	Company	Signature

Appendix A

Toolbox Talk Great Crested Newt

Toolbox Talk: Great Crested Newt (GCN)

What are GCN?

GCN are amphibians. The GCN is the largest British newt, approximately twice as large as other newt species and grow up to 170mm long. The bumpy or granular skin is very dark (brown to black) on land but can be much paler (orangey-brown) with dark blotches in water. Breeding males (March to June) have an iridescent strip along the tail, a striking jagged crest running along the back and a smoother crest along the top of the tail. Underside colourations range from yellow to orange, with irregular black spots. The female's yellow/orange belly colour extends on the underside of the tail.

Where are they found?

GCN occur throughout much of England, parts of Wales and have a patchy distribution in Scotland. Many populations have disappeared due to habitat loss and intensification of farming practices.
GCN occur in rural and urban sites. They can be found in waterbodies from March to June and can be found in grass, scrub and woodland and under logs and stones throughout the year.

What if I find a GCN?

GCN are fully protected against killing, capture, injury and disturbance and the places they use for shelter or protection are protected against damage, destruction or obstruction.
If a GCN is found, or suspected on site after works have commenced, all works must stop immediately. The Suitably Qualified Ecologist (SQE) will move the GCN to the mitigation area located to the south of the site.
If you are not sure what newt species you have found, works should stop and advice sought from the SQE. Only a licenced ecologist may handle GCN.

Figure 1: Single GCN showing dark, granular skin

Figure 2: Distinct underside of a male GCN

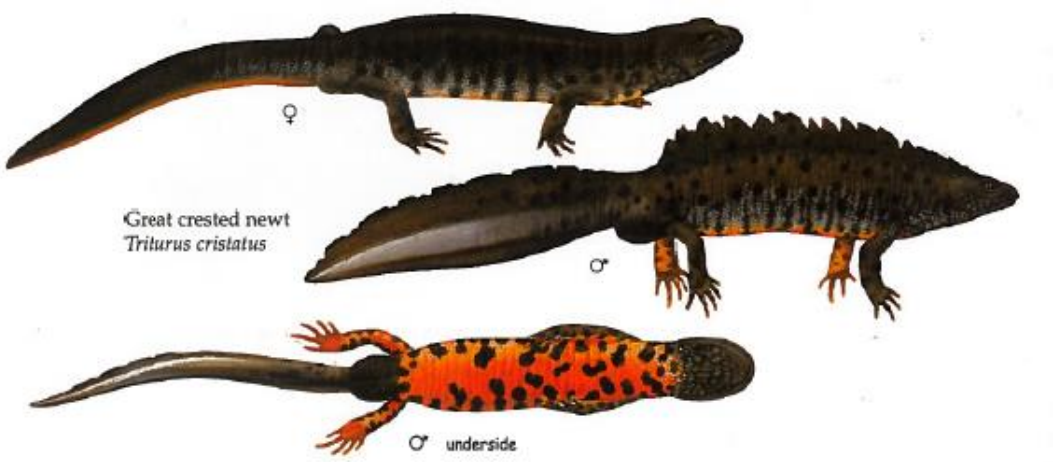

Figure 3: Drawing of female and breeding male great crested newt

Appendix B

Record of Site Activities Completed Under RAMMS

Date	Site activities	Contractors present	Ecologist actions

Date	Site activities	Contractors present	Ecologist actions

Appendix E Invasive Species Management Plan

ARUP

Turner & Townsend

HSBC SYGDC Tankersley

Invasive Species Management Plan

Reference: CRB-ARUP-XX-XX-RP-EC-00004

P01 | 23 May 2025

Job number 297776-00

Ove Arup & Partners Limited
6th Floor 3 Piccadilly Place
Manchester
M1 3BN
United Kingdom
arup.com

ARUP

Document Verification

Project title	HSBC SYGDC Tankersley
Document title	Invasive Species Management Plan
Job number	297776-60
Document ref	CRB-ARUP-XX-XX-RP-EC-00004
File reference	4-50

Revision	**Date**	**Filename**	HSBC SYGDC Invasives Management Plan		
01	23 May 2025	**Description**	Issue version		
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		Name	Eleanor Harrison	Matthew Sanders	Fraser Maxwell
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1.1 Site and Scheme Description

Site and scheme description is provided in Section 1.2 of the CEMP-B (Arup, 2025)[1]. Enabling works are expected to commence in June 2025.

1.2 Management Plan Structure

The Method Statement includes:

- Section 2: Relevant Legislation.
- Section 3: Best Practice Practices.
- Section 4: Signed Declaration.

[1] Arup (2025) Construction Ecological Management Plan.

2. Relevant Legislation

It is illegal to plant or otherwise cause to grow in the wild any plant included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Note that the Department for Environment Food and Rural Affairs (DEFRA) do not consider planting of Schedule 9 species in private gardens, estates and amenity planting as 'planting in the wild' so long as reasonable measures are taken to confine them to the cultivated area (i.e. to prevent spread into the wild).

The Schedule 9 species that have been recorded within the site are:

- Cotoneaster *Cotoneaster* sp.
- Rhododendron *Rhododendron ponticum*

These species were recorded within all five parcels of introduced scrub recorded on site during the Preliminary Ecological Appraisal[2].

2.1 Limitations

This report refers to best practice guidance available at the time of writing. Changes in legislation, guidance, best practice, *etc*. may necessitate a reassessment of this management plan and/or further survey.

This Invasive Species Management Plan outlines existing best practice guidelines for the removal of invasive species and is not a method statement for removal. Invasive species are highly robust, persistent plants and removal may take several years. Professional invasive species contractors should be consulted prior to undertaking any eradication works to ensure best results. This includes full and comprehensive determination of areas of contamination.

3. General Control Measures

- Procurement of specialist invasive species contractor/consultant to advise on control/remediation, etc and implementation of associated works.
- A full briefing of invasive species present on site shall be included within the site induction and example toolbox talks (Appendix A) for all site operatives.
- A Suitably Qualified Ecologist (SQE) will be appointed at an early stage to advise on the management of invasive species on site.
- All invasive species contamination must be accurately mapped/surveyed and clearly defined by fencing and appropriate signage, prior to vegetation clearance commencing on site. Each area will be inspected by the contractor and a detailed scheme of treatment formulated.
- If a holding area is to be utilised, the excavation and transfer of invasive species contaminated material and haulage to the holding area shall be supervised.
- Vehicles collecting and removing material potentially contaminated by invasive species, should be positioned over geotextile prior to loading.
- Once works in any area containing invasive species have been completed, all vehicles and tools used are to be thoroughly cleaned (pressure-washed) using a suitable disinfectant cleaner (Agrichlor or similar) in a designated wash-down area, before being used for other work.

[2] Ecus. (2024). Preliminary Ecological Appraisal Summary. HSBC SYGDC Tankersley.

- In the event of material requiring storage prior to offsite disposal, this shall be stored in a designated location on an impermeable membrane to prevent spread of the plants. This area will also have a clean down zone.
- Any early regrowth shall be reported and dealt with as detailed above. If new growth is discovered this shall be excavated and taken for offsite disposal at licenced facilities.
- A full scheme of treatment including the above measures and more will be designed by the specialist invasive species contractor/consultant.

All contractors and site operative are required to read this information before starting any works on site. All personnel must confirm that they understand the information provided and agree to comply with the measures outlined within this document by signing Section 5 of this document.

3.1 Cotoneaster

The PEA recorded cotoneaster within the areas of introduced shrub on site.

An overview of potential control measures for this species are outlined below. However, advice must be sought from a specialist contractor and treatment undertaken by a suitably qualified and experienced operative prior to work commencing.

3.1.1 Physical/Mechanical Removal

Prior to any works commencing, a bespoke scheme of treatment and/or control method statement will be provided by a specialist invasive species consultant /contractor which will specify agreed and approved remedial actions to be implemented. Physical/mechanical removal is considered likely to be most appropriate and time-effective method of treatment towards cotoneaster to allow enabling works to commence and facilitate development.

If the cotoneaster is to be excavated, hand-pulling or utilisation of hand tools is suitable for smaller plants. Larger plants' root systems are difficult to excavate and may inadvertently result in spreading through root fragments if hand-pulled. For larger plants, above ground material, root mass and soil with dispersed seeds can be excavated to remove the entire plant. It is recommended that a buffer of at least 2m around the plant is removed to ensure all root mass is removed. Removal should ideally be undertaken when berries are not present to avoid these dropping and resulting in further spread. Due care is needed by the contractor to avoid destabilising soil and leaving fragments behind on a suitable growth medium. Arisings should be disposed of in an appropriate manner by a specialist contractor.

3.1.2 Chemical Control

Herbicides can be used on cotoneaster either independently or before cutting. However, due to the timescales of the enabling works and to facilitate development, chemical control is not considered suitable for the site in these circumstances as herbicide application can take months to take full effect on cotoneaster.

3.2 Rhododendron

The PEA recorded rhododendron throughout the areas of introduced shrub on site.

3.2.1 Physical removal

Prior to any works commencing, a bespoke scheme of treatment and/or control method statement will be provided by a specialist invasive species consultant /contractor which will specify agreed and approved remedial actions to be implemented. Physical/mechanical removal is likely considered to be most appropriate and time-effective method of treatment towards cotoneaster to allow enabling works to commence and facilitate development.

- If the rhododendron is to be excavated, the operator should have knowledge of the structural growth of the plant to ensure full removal, without leaving underground suckers.
- Autumn and winter are most suitable for removal of rhododendron.

3.2.2 Chemical Control

- Herbicides, such as ammonium sulphate, can be used to control the growth of rhododendron, however surrounding vegetation may be affected.

4. Signed Declaration

The below declaration should be signed by all contractors/site operatives undertaking works on site that have potential to impact amphibians.

I agree to comply with the RAMMS prescribed in Section 3 of this document in order to avoid adverse impacts on amphibians within the site.

Date	Name	Company	Signature

Appendix A

Invasive Species Toolbox Talk

Toolbox Talk: Invasive Species

It is important that invasive non-native species are identified on site, to enable control measures and initiate removal and/or treatment wherever possible. The two species that are known to be present on the site are cotoneaster and rhododendron.

Stands of invasive species should be fenced off and warning signs erected prior to works commencing. Removal and treatment of these species will be undertaken by professional specialist contractors. Prior to any works commencing, a bespoke method statement will be provided by the contractor in order to ensure that the correct works are undertaken.

If any of the invasive plants are encountered elsewhere on site during construction, works in this area must stop immediately and advice be sought from a suitably qualified ecologist.

Cotoneaster

Cotoneaster is a low growing plant, up to 90cm tall and 1.5m wide. The plant has shiny green leaves and red/orange berries in autumn.
Spread of cotoneaster is a concern due to outcompeting native species and being easily dispersed by birds.

Rhododendron

Rhododendron ponticum is a dense evergreen shrub that is classified as an invasive non-native species due to fast-growth and subsequently outcompeting native species in their natural ranges, usually by limiting light levels due to its dense and broad growing pattern.
Rhododendron ponticum can be identified by its dark green, glossy leaves, and pink/purple flowers in summer.

Figure 1: Cotoneaster sp.

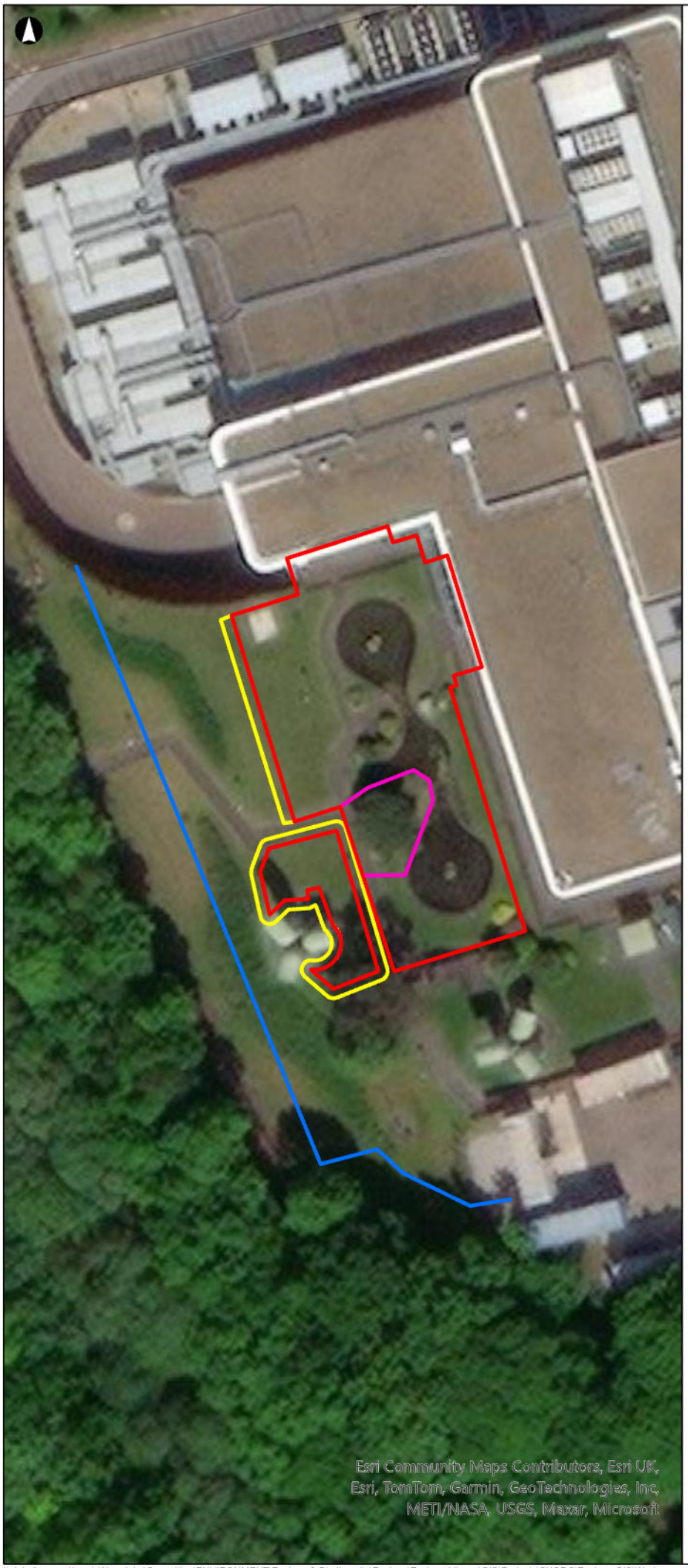
Figure 2: Rhododendron

Appendix B

Date	Site activities	Contractors present	Ecologist actions

Appendix F Biodiversity Protection Zones

Drawing 1: Biodiversity Protection Zones



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Site Boundary
Woodland Security Fencing
Shrub Protection Zone
Grassland protection zone

Coordinate System: British National Grid

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Metres
0 5 10 20

Rev	Date	By	Chkd	Appd	Authd
01	19/05/2025	JS	MS	FM	--

ARUP

6th Floor 3 Piccadilly Place
Manchester M1 3BN
Tel +44 161 228 2331
www.arup.com

Client
Turner & Townsend

Project Name
HSBC SYGDC Tankersley

Drawing Title
Drawing 1: Biodiversity Protection Zone

Scale at A4
1:600

Role
Ecology

Suitability
Issue

Project Number
297776-00

Rev
01

Drawing Name
Figure 1