



## Property Development

**Client:** Wittets Architects

**Location:** Highlands and Islands

### Project Overview

Wittets Architects were appointed to re-design the ageing MoD Hebrides accommodation block and energy centre on St Kilda on behalf of QinetiQ. Atmos were commissioned to undertake environmental assessment as part of the planning process.

Once approved, Atmos were retained to support the construction phase by delivering the role of Environmental/ Ecological Clerk of Works (ECoW).

### Key Challenges

St Kilda has numerous designations in recognition of its outstanding natural and cultural heritage, including being a Special Protection Area for its seabird interest and Scotland's only Dual World Heritage site. Key challenges included:

- Working within a unique and highly sensitive natural environment
- Working in a remote location with intensive construction schedule.
- Minimising the impact on unique species such as the St Kilda dandelion, St Kilda field mice and Soay sheep.
- Ensuring breeding birds were not disturbed – due to the remote nature of St Kilda and logistics of getting material to the island, construction work had to be undertaken during the bird breeding season.
- Minimising the impact of noise and dust both on the natural environment and on visitors
- Planning to ensure existing strict biosecurity protocols were met and further construction specific biosecurity measures were developed.

### Our Solutions

We undertook a robust ecological impact assessment combined with assessments of the impact on air quality and of noise due to construction.

A detailed Construction Environmental Management Plan (CEMP) was developed which included a detailed schedule of environmental mitigation required to minimise the impact of the development on the sensitive environment.

A draft biosecurity management plan (BMP) was produced which assessed the potential for terrestrial and marine non-native species to become established and detailed a schedule of mitigation to minimise the likelihood of establishment. This was then further developed and adopted by the main contractor.

Atmos were appointed as ECoW for the 3 year construction phase of the project, where we worked with contractors to ensure compliance with the CEMP and BMP thereby ensuring environmental impact was minimised.

### What our clients said

**“Atmos provided a professional and flexible service as part of our team, working on a remote and environmentally sensitive island”.**

**Douglas Binns, QinetiQ**

**“....their guidance was wide ranging and invaluable in shaping the approach and realisation of a complex project on an extremely sensitive site.”**

**Mark Womble, Wittets Architects**