

Technical Note

Woolaway Cottage – discharge of condition 3 attached to planning application PL2025/08170

Introduction

This Technical note sets out proposed bat and bird mitigation and enhancement measures to discharge the requirements of planning condition 3.

Bat measures in the new building.

The following measures will be implemented in the new building:

Demolition of the building will be undertaken under the terms of a European Bat Mitigation Licence. This will control the appropriate timing of demolition to avoid the winter hibernation season, the methods by which demolition will be undertaken and the mitigation measures that will be deployed. These will include the following:

1. Access into the roof voids will be provided via bat access ridge tiles (yellow). Roof voids will be lined with bat friendly breathable roof membrane.
2. A false cavity wall (purple) will be provided in the large roof void above the utility area and rear door entrance to provide suitable internal roosting habitat for crevice dwelling bats. It will be constructed from untreated wooden battens and plywood to create a gap of between 20 and 50mm.
3. An integrated bat boxes will be built into each gable end of the new building (red). The proposed box design is Habibat 003 (or equivalent – see below), although the final selection will be agreed in



Yellow—ridge-tile-access-into-roof-void.¶

Red--integrated-bat-box-into-gable-end-walls¶

Purple—false-cavity-wall-inside-roof-void¶

consultation with the project architect to ensure there is a seamless integration of the box into the appearance of the building.



Bat enhancement measures

Additional roosting opportunities will be provided through the provision of a range of bat boxes on trees in the garden of the new dwelling.



Bat boxes will be erected on trees 7B, 8B and 9C. Boxes will be erected between 3 and 4m above the ground and be exposed to sunshine.

On tree 9C a Schwegler 1 FS Large colony bat box will be erected. This location is away from the house and provides good access to open countryside. It will provide suitable conditions for maternity and winter hibernation by a range of medium to large bat species



On trees 7B and 8B erect 1 CJM bat box. These boxes will provide roosting opportunities for small to medium size bats.



Enhancement for birds

No vegetation will be removed during the nesting bird season (March to August inclusive) without prior survey by a suitably qualified ecologist to determine that there are no nesting birds.

Additional nesting habitats will be provide through the installation of three wooden apex bird boxes with 32mm entry hole on trees 1B-4B. Boxes should be erected between 2 and 4m from the ground. Each box should have a different aspect.

