

**Protected Species Enhancement Strategy for,  
Mr..  
Building at rear of,  
Upper Rowley,  
Wasperton Lane,  
Barford,  
WARWICK,  
CV35 8DQ.**

**Map Ref SP 2921 5970.  
5<sup>th</sup> March 2024.**

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**Natural England License Number 2016-23395-CLS-CLS**

**Natural England Bat Mitigation Class License**

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## Introduction.

Planning permission has been granted for the conversion of the existing building at the rear of Upper Rowley, Barford to a single 2 bed holiday let. The existing building is to be converted within the existing structure; Planning permission W/23/1524 from Warwick District Council, January 2023. Condition 3 requires that a Protected Species Method Statement for bats and nesting birds be prepared.

- 3** The development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for bats and nesting birds (to include timing of works, toolbox talk, ecologist supervision of vegetation clearance, procedure if protected species are found and reasonable avoidance measures) has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

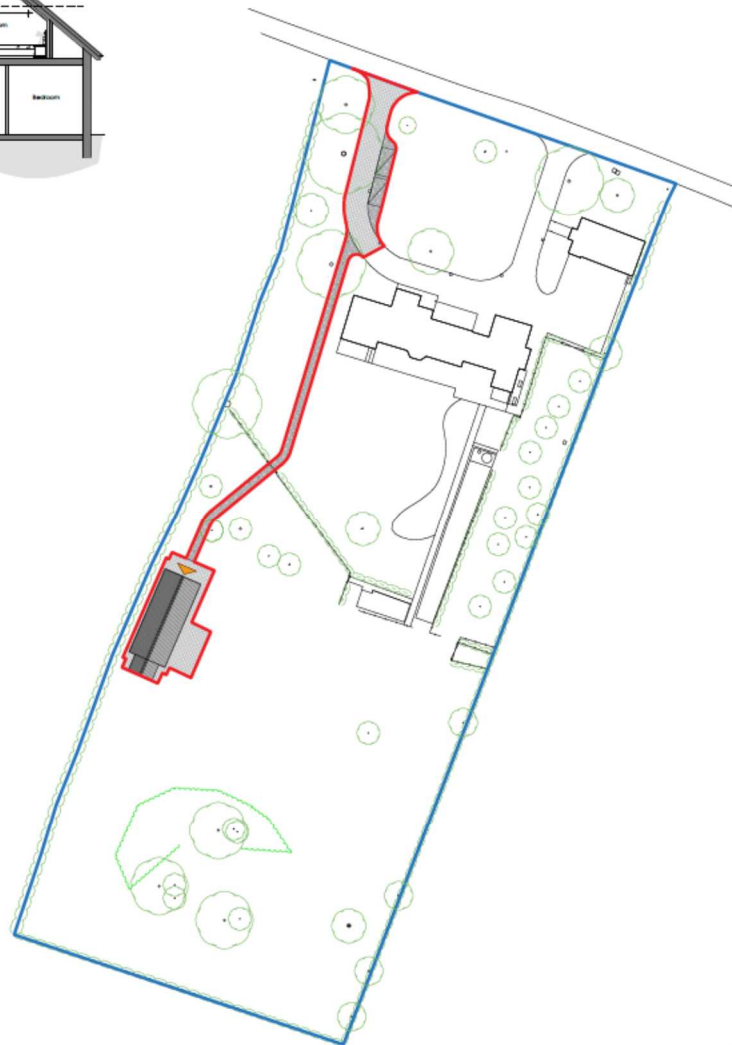
## Trees and Habitats.



The proposal is to create a new parking area at the front of the site removing some of the mown grass. The existing path to the property is to be retained. There is no loss of habitat other than loss of mown grassland. This can be done at any time. When the mown grass is removed the area is to be stone filled immediately and not left open so that there is no chance of amphibians falling into the hole. Such works do not require the supervision of an ecologist.



Section BB  
1:100



Site Plan  
1:500



|    |            |                                             |
|----|------------|---------------------------------------------|
| P3 | 23.11.2023 | Plotting area and red line boundary amended |
| P2 | 17.10.2023 | Various amendments                          |
| P1 | 02.10.2023 | Initial issue                               |

| Revision | Date | Description |
|----------|------|-------------|
|----------|------|-------------|

Client  
ANTHONY BETHELL

Project  
OUTBUILDING CONVERSION

Location  
OUTBUILDING AT UPPER ROWLEY,  
BARFORD, WARWICK, CV35 8DQ

Drawing title  
PROPOSED PLANS & ELEVATIONS

|                |                            |             |          |
|----------------|----------------------------|-------------|----------|
| Project Number | 3232                       | Drawing No. | Revision |
| Stage          | PLANNING                   | (30)001     | P3       |
| Scale          | 1:100                      |             |          |
| Date           | OCT 23                     |             |          |
| Drawn          | RS                         |             |          |
| Checked        |                            |             |          |
| Sheet Number   | 2222_PHD_X_XX_DR_A_(30)001 |             |          |

The existing trees on the boundary of the site are to be retained. These will provide nesting opportunities for birds and forage opportunities for bats and birds.

The existing hedgerows on the boundary are to be retained. These will provide nesting opportunities for birds and forage opportunities for bats and birds.

### Building works.

The proposal is to convert the building from storage to a holiday let.

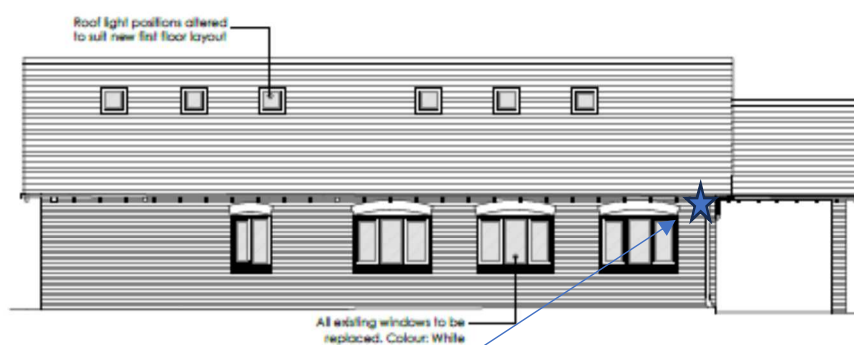
This will require the alteration of the roof lights to match the new internal layout. There are no bat roosting opportunities where the roof lights are to be altered. When the roof tiles and existing roof lights are removed if the area is left open overnight from the beginning of April to the end of October in any year there is a chance that bats could find and use the newly created openings as a place of shelter. Each roof light is to be replaced within a single day therefore so that no new

roosting sites are created. Because there is no existing bat roosting opportunity that could be disturbed there is no need for a Toolbox Talk.

The alteration of the ground floor windows will have no impact on bats but the southern elevation window on the rear elevation will be near the sparrow nesting at the eaves.



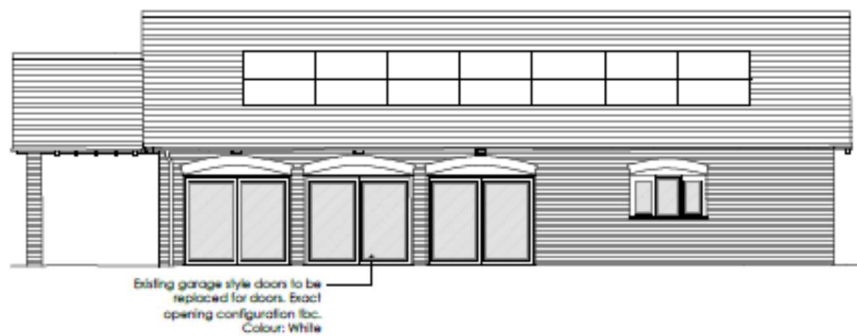
In order to avoid disturbing nesting birds this window must be replaced between the beginning of September and the end of February in any year. At this time birds will not be nesting.



Rear Elevation  
1:100

Sparrow nesting.

The replacement of the garage doors the property will have no impact on bats and birds and can be undertaken at any time of year. The existing Photovoltaic Panels are to be retained.



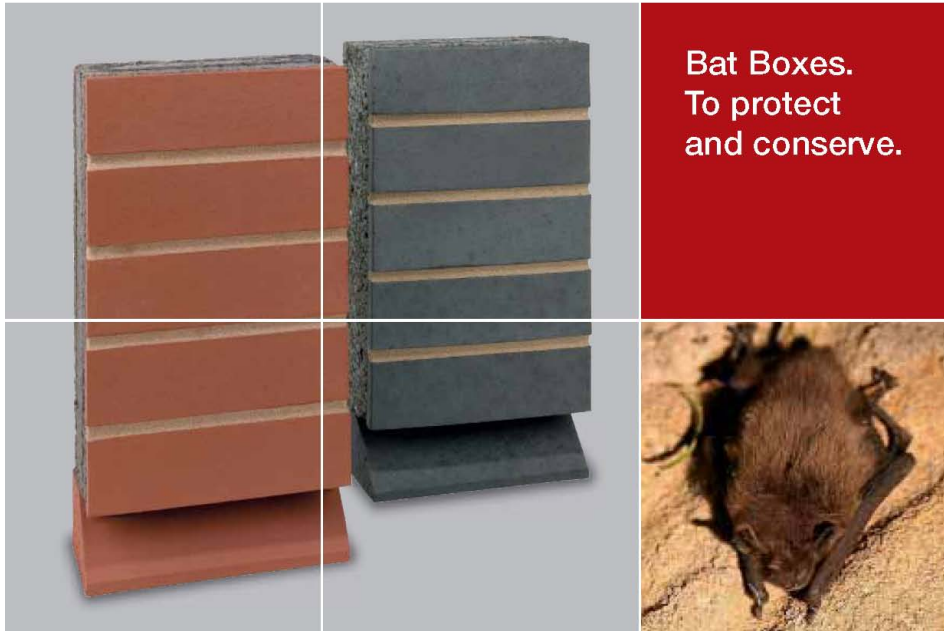
**Side Elevation**  
1:100

### **Enhancements for bats.**

An integrated bat box can be installed at the northern elevation, should planning permission be granted. These are constructed from brick or concrete blocks and are built into the outer leaf of brickwork. They provide no access to the cavity wall. This work can be undertaken at any time as the location on the northern elevation has no bat roosting opportunities and there is no risk of disturbing bats or birds. Such works do not require the supervision of an ecologist.



They are made by a number of companies including Wienerberger, Ibstock Brick, Habibat and Schwegler.



Birmingham and the Black Country  
Cheshire  
Devonshire  
Devon  
Durham  
Lancashire, Greater Manchester & North Yorkshire  
Staffordshire  
Surrey  
Sussex

Wienerberger has worked closely with EcoSurv Ltd to create a brand new range of eco-friendly bat boxes. Compared to existing bat boxes on the market, the Wienerberger bat box is larger and features an innovative arrowhead structure which helps maintain the bats body temperature in order for them to flourish.

The bat box is designed to encourage the most popular bats found in the UK, such as Pipistrelles, Natterer's, Whiskered and Brandt's bats. Other bat box options are available for other breeds via special order.

Bats are an important part of our natural landscape. The latest legislation to protect bat species and their habitats has now brought the UK in line with the rest of Europe and made bat conservation mandatory on any new building project where bats may exist.

Our bat boxes also help towards gaining additional ecological points to meet the requirements of the Code for Sustainable Homes.

Our bat boxes are currently available in Staffordshire Smooth Red and Smooth Blue but can also be manufactured to any colour in our range.

Further detailed information on Wienerberger bat boxes and bat conservation is available at [www.brick.co.uk/batbox](http://www.brick.co.uk/batbox) or contact Design Services on 0161 491 8200



**Integrated bat box.**



**Side Elevation**  
1:100

A location away from doors and windows has been chosen so that droppings falling from the bat box will not cause a nuisance for the occupiers.

This location and the enhancements for bats by the inclusion of an integrated bat box will satisfy Condition 5 of the planning permission; W/23/1524. Because there are no bat roosting opportunities adjacent there is no requirement for the works to be undertaken at any specific time. The integrated bat box can be installed at anytime of year with no prospect for the disturbance of bats or birds. The works will not need to be supervised by an ecologist.



#### **Integrated bat box.**

There should be no direct illumination of the new bat roosting opportunity. Lighting around the site will be by low wattage down lights at low level to provide security and safety lighting for the dwelling and service area. This lighting will be set no higher than the head height of the ground floor windows and will minimise the possible disturbance to bats in this area. Any security lighting will use PIR's to ensure they turn off automatically once the movement has ceased.

#### **Lighting.**

Lighting around the site is to be provided by low level bollards to light the path. If there are any security lights installed on the building these will be controlled by PIR sensors so that they come on after dark when there is human movement but turn off after 20 seconds of inactivity..

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