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Date: 11 March 2024
Ref: P2761 0324L1

Mr R Davies
Hayward Architects Ltd
19 Station Road,
Hinckley,
Leicestershire,
LE10 1AW

Re: Provision of Biodiversity Enhancements at 36 Main Road, Stoke Golding

Planning permission has been granted for the extension of the existing residential house at 36 Main Road, Stoke Golding. Permission 23/00807/HOUS issued by Hinckley and Bosworth Borough Council contains the following planning condition:

Condition 6: Prior to commencement of the hereby approved development details of the proposed biodiversity enhancements, included within the applicants Ecology Appraisal, which should be illustrated on a drawing/plan specifying the locations, make and model shall be submitted to and approved by the Local Planning Authority. These enhancements will include 1 bat roost tube and 2 swift nest boxes.

This site was the subject of a Preliminary Ecological Appraisal and a report was prepared by CBE Consulting (report reference P2761 /0723 /03 dated July 2023. Within the ecology survey report the following recommendation is made:

"It is recommended that one bat roost tube and two swift nest boxes / tubes are integrated into the existing building where practical in suitable positions".

The development comprises an extension to the northern and west side of the existing house. The following measures to improve diversity and habitat value would be appropriate:

- Incorporation of an integral bat roost tube into the new extension on the western side of the house facing the open garden where this will receive sufficient direct sunlight to provide warmth and have excellent access to the open agricultural land to the west and north.
- Incorporation of two swift nest bricks into the north facing gable end of the property where these will not overheat and have good access from the surrounding garden area.

Specification for fitting bat boxes

Having considered the layout of the buildings at the site it has been decided that a single 'bat roost tube' should be integrated into the apex of the west facing wall of the building in the location shown on the site development plan and elevation below. This has been placed in a position where it will be warmed during the day. A purpose built permanent artificial roost tube with a rendered exterior will be employed that can be constructed integral to the wall near the apex of the pitched roof. The bat tube will be constructed within the interior of the wall to create a permanent feature within the structure of the building. The bat tube should be installed close to the roof line which will place it sufficiently high to

enable bats to access this easily. The entrance point should not be positioned directly above opening windows, doors or parked cars where droppings may become a problem in the future. The roost tube will be integrated into the wall as this is being constructed. A Schwegler roost tube as shown below will be suitable.

Specification for swift nest boxes

To promote the use of the area by swifts, two nest boxes will be installed that will be erected permanently within the brickwork on the exterior of the house extension facing north west where these will not overheat during the late spring and early summer periods. The nest boxes will be installed as the extension is being constructed. A Pro-UK rendered next box as shown below will be suitable.



Woodcrete Bat roost tube



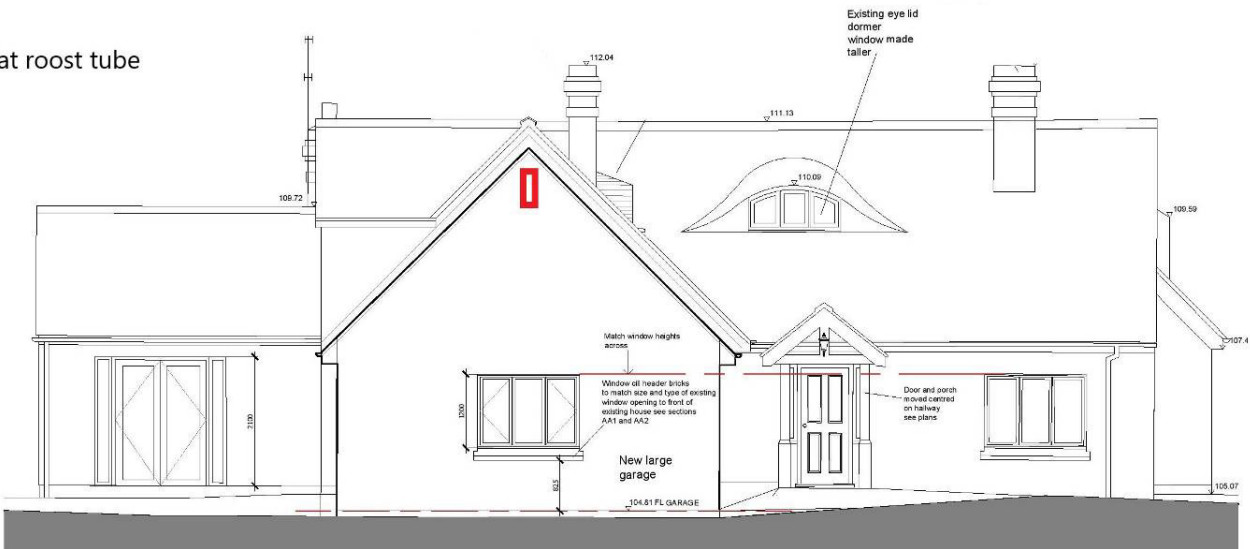
Pro-UK swift nest box

Yours sincerely



Christopher Barker CEnv ACIEEM

 Bat roost tube



Elevation showing position of roost tube on west side of house

