COLOINI + LANE

Bedford Heights
Brickhill Drive
Bedford
MK41 7PH
T +44 (0)1234 900 100
E hello@coloini-lane.com
W coloini-lane.com

BIODIVERSITY METHOD STATEMENT – Rev A

PROJECT:	Demolition of conservatory. Single storey side extension, rear infill extension and two storey front porch extension.	**PROJECT NO:**	**24006**
ADDRESS:	45 Hatchet Lane, Stonely, PE19 5EG	**DATE:**	**FEB 2024**



45 Hatchet Lane, Stonely

INTRODUCTION

The client is applying for planning consent for the demolition of the existing conservatory to be replaced with a single storey side extension. Also proposed is a two storey front porch extension and an infill extension to ground floor level to the rear of the existing building.

This statement should be read and considered together with the drawings and supporting information accompanying the planning application for the proposed works.

PRELIMINARY ROOST ASSESSMENT FINDINGS

The Preliminary Roost Assessment (PRA) prepared by Samsara Ecology Ltd. in May 2024 for Ms Ragoonanan of 45 Hatchet Lane, Stonely for the proposed works states that the existing hanging tiles on the building walls are the only suitable feature for use by roosting bats.

The PRA found the following:

- *No evidence of bats was found within the loft, and it was inaccessible for bats or birds. The slate roof tiles are tightly fitted, and a moulded soffit seals the edge of the roof. No natural light could be seen filtering into the space when torches were turned off.*
- *There are hanging tiles around the first-floor elevations on the western end of the building. Most are tightly fitted, and a 0.5 mm diameter endoscope could not fit under them. However, the corner tiles are more flared, and when inspected with the endoscope, a common pipistrelle was found roosting under one of the tiles.*
- *There are no suitable features on the uPVC conservatory to be removed and replaced. Nor are there suitable features on the northeast elevation where the new two-storey porch is to be constructed, and the infill will only affect the ground floor.*

The hanging tiles will not be affected by the proposed development and the licensed bat ecologist who undertook the PRA concluded that there is a negligible risk of an offence and that installing a bat box would likely be ineffective as the hanging tiles are most likely to be preferred by roosting bats. A photograph of the existing hanging tiles area to be retained can be found in Appendix 1, Photo 01.

In terms of birds nesting, there are no suitable features within or on the building and therefore the works will not impact them negatively. There is an opportunity however to enhance the site by providing a sparrow terrace to be attached to one of the brick elevations.

PROPOSED ENHANCEMENTS

1SP Schwegler Nest Box, Sparrow Terrace is to be installed to Northwest elevation below the eaves and between existing windows as shown on drawing 24006-009-C Proposed Elevations. The proposed nest box to be placed at least 4m above ground level and ideally located away from windows or doors to prevent droppings from causing future conflict. The proposed location considers the vicinity of the existing doors and windows and is most suitable for this purpose.

A photograph of the proposed 1SP Schwegler Nest Box, Sparrow can be found in Appendix 1, Photo 02.

METHOD STATEMENT AND CONSIDERATIONS

Timing of Works

The preferred period to start the work is between October and March, however if this is not possible, a nesting bird check is to be undertaken by an ecologist. The proposed works do not require the removal of any trees or hedges and therefore it is not anticipated that any birds will be displaced by the works and this is a precautionary measure. The installation of ecological enhancements, including the bird box, will be completed before the main construction works commence.

Scaffolding and Lighting

No scaffolding or artificial lighting will be used at the end of the building where bats have been identified. This measure is in place to prevent disturbance to the existing bat habitat and is to be maintained throughout the construction phase. No permanent external lighting is to be installed at this end of the building as part of the works for use once the works have been completed.

Bird Box Installation

The new 1SP Schwegler Nest Box, Sparrow Terrace, will be attached to the building during the construction phase. This will be carried out by a contractor as part of the scheduled work to ensure correct installation.

Monitoring and Maintenance

No ongoing monitoring or maintenance is required. The bird box will be positioned at a height that makes it inaccessible for human intervention. Nesting birds will naturally clear out any unwanted materials, and as no additional bat boxes are being installed, no further action is necessary.

STAGE OF WORKS (TIMING)	IMPORTANT ECOLOGICAL FEATURES TO BE CONSIDERED	MITIGATION / ENHANCEMENT REQUIRED	RESPONSIBILITY
Construction	• Roosting Bats • Nesting Birds	• Start works between October and March. Or, if this is not possible, have a nesting bird check undertaken by an ecologist. • Application of sensitive timings of works (i.e. starting proposed works in September or October when bats are more likely to be moving away from summer roosts). • No scaffolding is to be erected around the hanging tiles. • No lights should be directed onto the hanging tiles. • Noisy work such as grinding or cutting should be done away from the west end of the building where possible. • Install a sparrow terrace on a brick elevation no lower than 4 m from the ground.	Contractor

APPENDIX 1: PHOTOGRAPHS



Photo 01 – Existing building showing the area of hanging tiles, to be retained.



Photo 02 – Schwegler 1SP Nest Box, Sparrow Terrace