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BIODIVERSITY METHOD STATEMENT

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:**	**OCT 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 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.

During the site inspection a bat was in fact found to roost under the hanging tiles, which are likely to be used by one or a couple of bats as a day or night roost. There was no evidence in the form of a large collection of droppings in the sheltered spaces or any heavy staining from urine or oils from the bat's fur that would suggest a large gathering of bats.

The assessment also states that the roof tiles are of negligible suitability for roosting bats as they are tightly fitted and inaccessible. Therefore, tying in the new extension to the roof on the northeast side of the building will not impact roosting bats.

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

The existing hanging tiles are to be retained as part of the proposed development and in accordance with Preliminary Rooster Assessment and states there are already bats roosting under the hanging tiles which is also much preferred by bats over a bat box in terms of a roost. Installing a bat box is unlikely to be effective as it is highly unlikely to be used.

A photograph of the existing hanging tiles area to be retained can be found in Appendix 1, Photo 01.

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.

APPENDIX 1: PHOTOGRAPHS



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



Photo 02 – Schwegler 1SP Nest Box, Sparrow Terrace