

Condition 9: Biodiversity Enhancement Plan

“Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to the first occupation of the development and maintained thereafter. The plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- Integrated / external bird boxes / swift bricks erected onto the main dwelling or garage or mature trees (avoiding southern elevations)*
- Integrated / external bat boxes erected onto the main dwelling or garage or mature trees (favouring southern elevations)*

A statement of good practice including photographs shall be submitted to the local planning authority and approved in writing, demonstrating that the enhancements have been selected and installed in accordance with the above.”

Biodiversity Enhancement Plan

All wild birds and their nests are protected while nesting under the Wildlife and Countryside Act 1981 (as amended).

The following measures will be implemented as part of the approved development to support and safeguard nesting birds:

Bird Nesting Boxes

To provide nesting opportunities for a range of urban and garden bird species, the following features will be installed:

- Two bird nesting units designed to provide nesting opportunities for Common Swift *Apus apus* or House Sparrow *Passer domesticus*.

Installation Details

Nest boxes are to be installed on suitable north facing elevations to avoid overheating.

Minimum installation height of 3–4 m above ground level and away from windows or direct artificial lighting.

Boxes to be constructed from durable, FSC-certified materials (e.g. Schwegler or Vivara Pro equivalents) and permanently fixed to the building structure.

Bat Boxes

4no integrated bat bricks (e.g. Vivara Pro Build-in WoodStone® Bat Box or Habibat Bat Box) will be installed on the south, eastern and western elevations at least 4 m above ground level with a clear flight line, avoiding illumination.

Implementation and Timing

All ecological enhancement measures will be installed prior to occupation of the development.

Locations of all installed features are marked on the proposed North and South Elevations 330_PL012a Rev A and Proposed East and West Elevations 330_PL013a Rev A and retained in perpetuity.

Maintenance checks will be carried out annually to ensure all boxes remain functional and free of obstruction.