

DISCHARGE OF CONDITIONS DOCUMENT

in relation to

Planning Permission – DC/21/03350

for

Conversion of Barns to Residential Dwellings

at

DASHES FARM, WORTHAM

SEPTEMBER 2021

Including Appendices –

A – Ecological Mitigation Specifications

Agent:

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This document is in support of the Discharge of Condition 9 of Approved planning Permission DC/21/03350 as detailed below.

CONDITION 9 – PRIOR TO COMMENCEMENT: BIODIVERSITY ENHANCEMENT STRATEGY

A Biodiversity Enhancement Strategy containing the details and locations of the reasonable enhancement measures for bats, Spotted Fly Catcher and Barn Swallow proposed within the Protected Species Survey (Finnermore Associates, August 2015) shall be submitted to and approved in writing by the local planning authority. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) and paragraph 118 of the NPPF.

All in conjunction with Ecology Reports by Finnermore Associates (2015) and JP Ecology (2018) which accompanied the Planning Submission and Greenlight Ecology (2020) which is post approval in relation to the bat license.

All mitigation will be installed by the builders of the site as part of the construction and finishing program prior to occupation. Long-term aftercare and maintenance will be the responsibility of the individual dwelling owners.

Products have been chosen which are low maintenance to provide the best opportunities for longevity.

2: Six bat boxes, of varying types, integrated, or under tile as detailed on the elevation drawings within the Greenlight report which form the appendices of this statement.

3: Two barn owl boxes erected on the building as shown in the appendices and one on a nearby trees within the site.

4: Two Spotted Flycatcher boxes to be installed, one on each phase of the development in line with best practice.

5: A Hedgehog nesting box to be sited along vegetated boundary; details appended

6: Two solitary bee hives to be erected at the site. Details appended.

General mitigation measures include the following, as taken from the Ecology reports;

A gap 13cm by 13cm is sufficient for any hedgehog to pass through. This will be too small for nearly all pets, and can be achieved as follows along the dividing brick wall by removing a brick from the bottom of the wall in two places.

Alternatively:

- Cut a small hole in your fence if there are no gaps
- Dig a channel underneath your wall, fence or gate

APPENDIX B
WILDLIFE MITIGATION DETAILS

BATS & BARN OWLS



Location of bat mitigation and barn owl boxes

Red line indicates the location of the proposed bat loft.

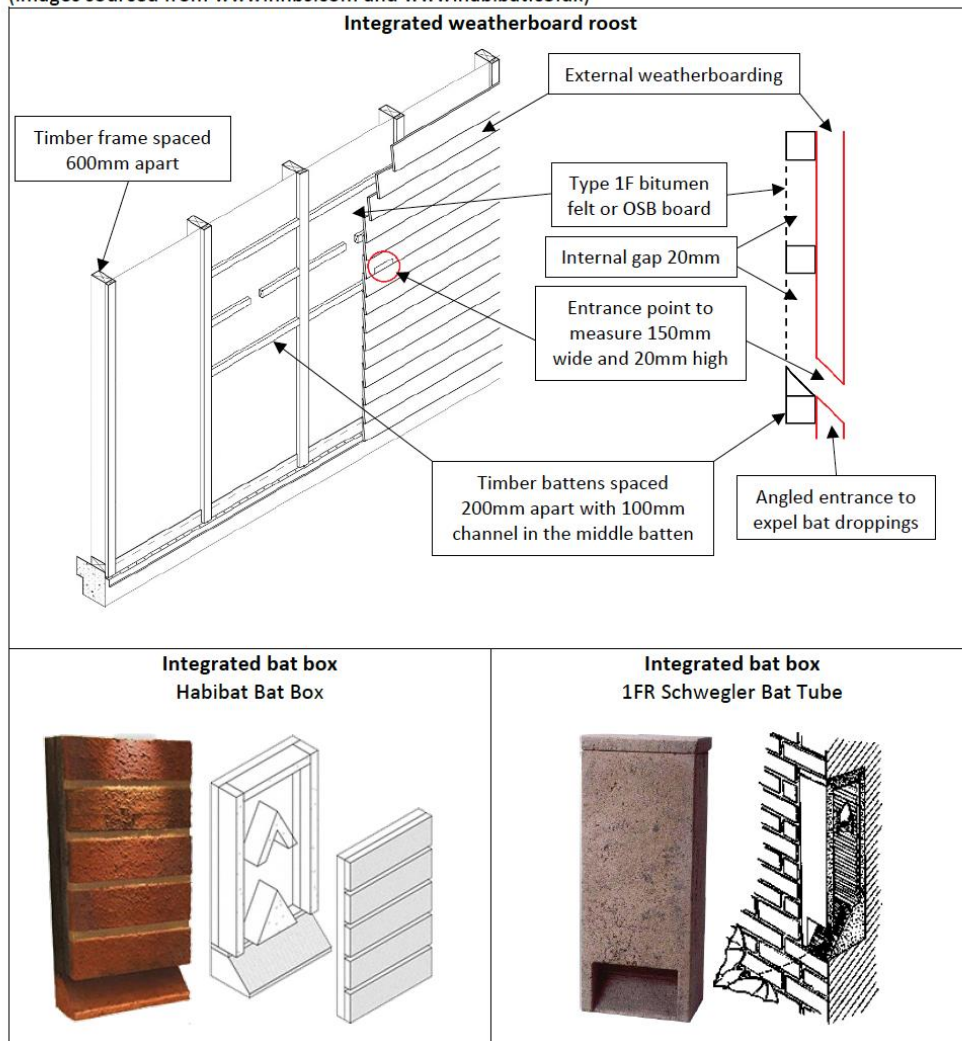
■ Indicates an integrated bat box or weatherboard roost (Appendix B).

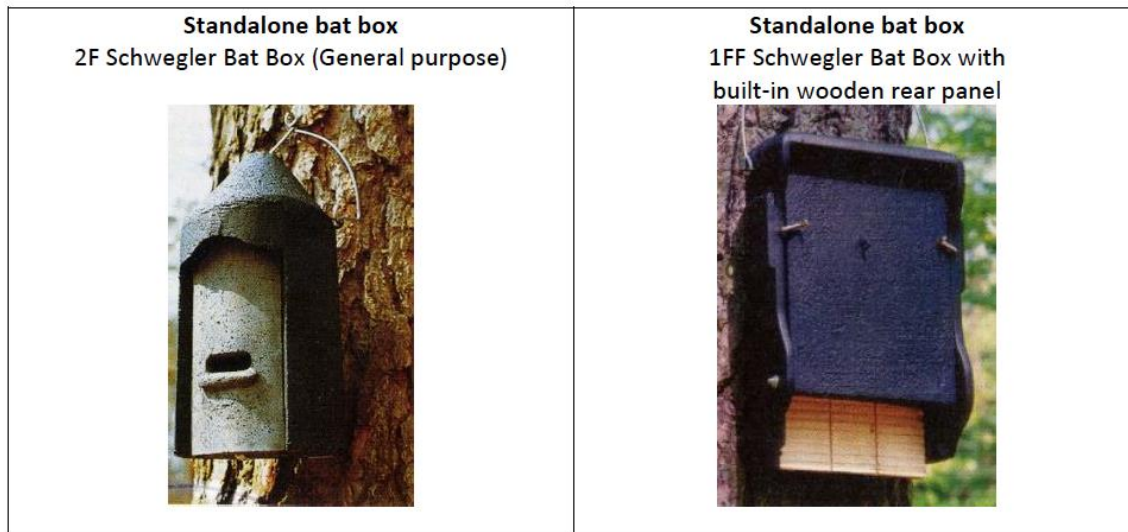
■ Indicates a roof access tile (Appendix C).

■ Indicates a barn owl box (Appendix B) – the second box should be located on a nearby building or tree.

BAT & BARN OWL BOX SPECIFICATIONS

(images sourced from www.nhbs.com and www.habibat.co.uk)





Recommendations for installing bat boxes:
(Sourced from Bat Conservation Trust www.bct.org)

Ideally, several boxes should be put up facing in different directions to provide a range of conditions.

Locate boxes:

- Where bats are known to feed close to hedges and treelines (some bats use a treeline or hedgerow for navigation, putting boxes near these features may help the bats find the box).
- On trees: boxes should be placed on the trunk of a mature tree, where there is a clear flight line/accessible entrance.
- On buildings: boxes should be placed as close to the eaves as possible.
- As high as possible (ideally, at least 3 to 4m above the ground, where safe installation is possible).
- In sunny places, sheltered from strong winds (usually between south-west and south-east).

Make sure the boxes are secured.

Boxes can be installed on trees using adjustable ties to avoid damaging the trees. Otherwise, timber screw bolts or nails can be used. Aluminium alloy nails are less likely to damage saws and chipping machinery.

Bats need time to find and explore new homes, and it may be several months or even years before boxes have residents. Once bats find a place they want to live they can return over and over again. Droppings on the landing area, urine stains around the lower parts of the box and chittering noises from inside on warm afternoons and evenings are signs of occupation.

Examples of access points

(images sourced from www.nhbs.com and www.habibat.co.uk)





Recommendations for installing bird boxes:
(Sourced from British Trust for Ornithology www.bto.org and Barn Owl Trust www.barnowltrust.org.uk)

The highest priority when siting a nest box must be to provide a safe and comfortable environment in which birds can nest successfully.

Tips for putting up barn owl boxes:

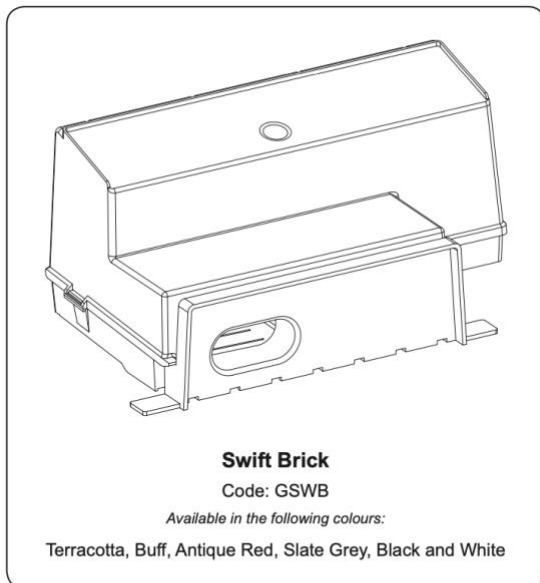
- The box should be installed on a building or tree in open farmland, on an isolated hedgerow or along the edge of a woodland.
- Boxes should be sited at least 4m from the ground, with a clear flight-path for entry and exit.
- Where possible, install boxes facing away from the prevailing wind.
- If installing 2 or more barn owl boxes, install both boxes within 100m of each other.

SPOTTED FLYCATCHER BOX SPECIFICATIONS



STANDARD OPEN FRONTED BTO BIRD BOX
WITH LOWERED FRONT LEDGE

MANTHORPE SWIFT BOX SPECIFICATION



Other products from the Manthorpe Range include Cavity Trays, Cavity Closer, Loft Doors, Access Panels, Roof Ventilation, Through Wall Ventilation, Drainage Channels, Dry Fix Roofing and Air Leakage Products.

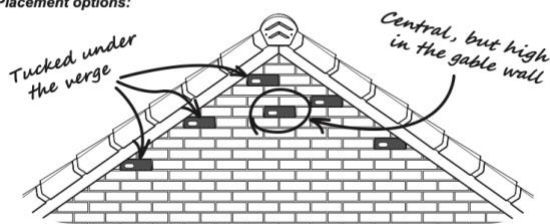


Manthorpe Building Products Limited
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W: <http://www.manthorpe.co.uk>

Swift Brick Location Requirements:

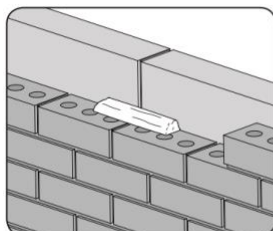
The Swift Brick should be located high within the gable wall of the property, ideally at 5 metres high and above and over the level of the insulation zone. Where possible, install in locations that are unlikely to receive large amounts of direct sunlight during the hottest times of the day, ideal places include below the overhang of the verge and barge board.

Placement options:

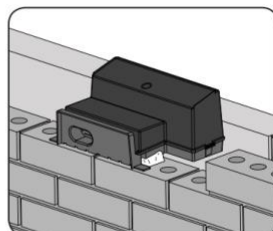


Installation

1. Brick up to the course that you require the swift brick to be on, continue to lay the course as normal until you approach the position for the product. Ensure that the two adjacent bricks are not laid.



2. Lay a small bed of mortar along the back edge of the course directly below where the swift brick will sit.



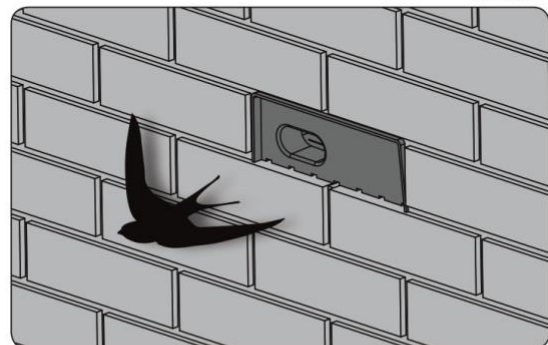
3. Bed the product into position, ensuring that the front edge is flush to the brickwork and the central drainage hole aligns with the perp joint of the course below.

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Swift Brick

Fitting Instructions

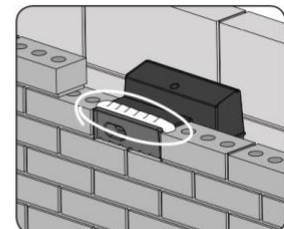
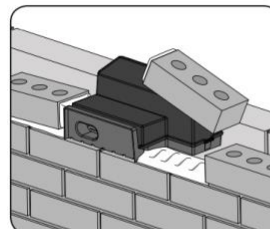
MBP1079b



Developed in partnership with



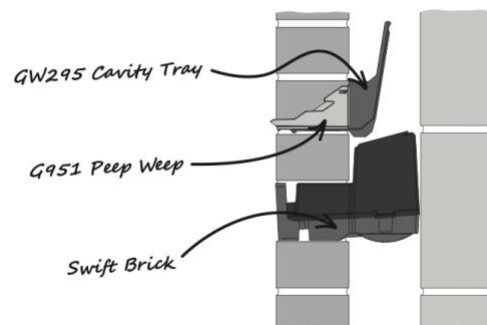
4. If the internal skin of masonry is not yet up to the same level, weight the front of the product down with a brick to prevent it from rocking backward.



5. Lay the mortar bed for the adjacent bricks, butter the ends and bed them against the product on top of the side support tabs.

6. Continue bricklaying as normal, up to and over the product. Utilise the channel in the top of the product as a mortar key for the course above.

7. In areas prone to severe weather, a horizontal cavity tray such as the Manthorpe GW294/GW295 can be used above the product for additional damp proofing as shown.



HEDGEHOG HOUSE FOR INSTALLATION ALONG BOUNDARY



SOLITARY BEE HIVES TO BE INSTALLED WITHIN TWO LOCATIONS – EITHER ON SIDE OF SHED OR ON SUITABLE FENCE POSTS



Create a welcoming habitat for bees in your garden. Made from durable FSC certified timber, our beehive has holes specifically designed to attract non-swarming bees like the Red Mason Bee and Leafcutter Bee, so beneficial to the health of your flowers, fruit and veg. The roof lifts up (over a clear tray), for easy monitoring of bee activity, and individual trays may be separated easily.