



EXISTING SITE PLAN 1 / 500

THE FOLLOWING IS A BRIEF SUMMARY OF THE ECOLOGICAL ASSESSMENT REPORT, SUBMITTED 16TH SEPTEMBER 2021 BY STAR ECOLOGY. THE FULL REPORT REFERS TO THE LAND AT CLODDIAU AND MUST BE STRICTLY ADHERED TO BEFORE, DURING AND AFTER CONSTRUCTION.

**BAT MITIGATION AND ENHANCEMENT**  
 A MINIMUM OF ONE SCHWEGLER 2FN BAT BOX AND ONE SCHWEGLER 2P BAT BOX ARE TO BE INSTALLED ON THE SITE OR WITHIN ITS IMMEDIATE VICINITY. POST DEVELOPMENT, BOXES SHOULD BE INSTALLED MIN 4 METRES ABOVE GROUND LEVEL AND IN LOCATIONS OF LOW FUTURE DISTURBANCE.  
 LIGHTING - IN ORDER TO AVOID UNNECESSARY DISTURBANCE TO BATS IN THE FUTURE, ANY EXTERNAL LIGHTING TO BE INSTALLED ON-SITE SHOULD BE ENERGY SAVING LED FITTINGS MOUNTED MAX 3 METRES HIGH, SHINING DOWNWARDS AND BE MOTION CONTROLLED WITH SHORT TIMER.

**HEDGEHOG MITIGATION AND ENHANCEMENT**  
 EXCAVATED FOOTINGS, TRENCHES ETC WILL NEED TO BE FILLED ON THE SAME DAY AS THEY ARE OPENED. IF EXCAVATIONS ARE LEFT OPEN, IT WILL BE NECESSARY TO PREVENT HEDGEHOGS, OR OTHER WILDLIFE, BECOMING TRAPPED IN EXCAVATIONS. WOODEN BOARDS SHOULD BE PLACED IN EXCAVATIONS EXTENDING FROM THE BOTTOM TO THE SURROUNDING SURFACE. THESE RAMPS WILL ALLOW A METHOD OF ESCAPE.  
 EACH MORNING, EXCAVATIONS SHOULD BE CHECKED FOR THE PRESENCE OF HEDGEHOGS. IF PRESENT, THEY SHOULD BE REMOVED AND RELEASED WITHIN SUITABLE HABITAT AWAY FROM THE DEVELOPMENT SITE.  
 A MINIMUM OF ONE HEDGEHOG HIBERNATION NEST BOX/REFUGE (SCHWEGLER HEDGEHOG DOME) SHOULD BE INSTALLED WITHIN THE SITE. POST DEVELOPMENT, ANY GATES INSTALLED WITHIN THE DEVELOPMENT SHOULD HAVE A MINIMUM GROUND CLEARANCE OF 100mm. GROUND LEVEL HOLES MEASURING 100mm SQUARE SHOULD BE CREATED IN ANY BOUNDARY FENCES AND SPACED EVERY 6 METRES.

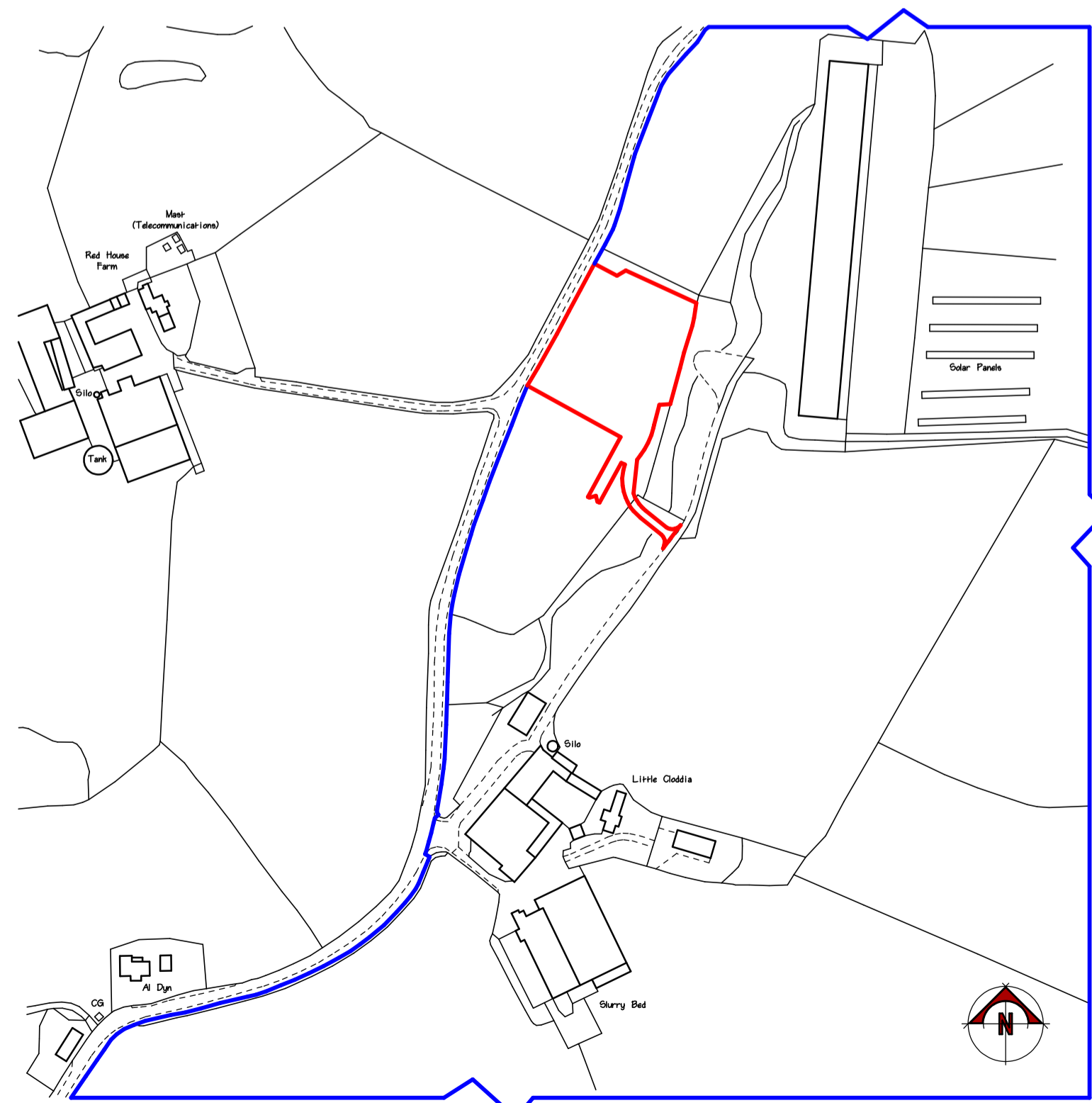
**SMALL BREEDING BIRDS MITIGATION AND ENHANCEMENT**  
 IDEALLY WORK SHOULD NOT BE STARTED BETWEEN 1ST MARCH AND 1ST OCTOBER, IF THIS IS NOT POSSIBLE THEN THE DEVELOPMENT SITE SHOULD BE INSPECTED BY A SUITABLY QUALIFIED ECOLOGIST TO ASCERTAIN WHETHER BREEDING BIRDS ARE PRESENT OR NOT. WORKS CAN COMMENCE IF BREEDING BIRDS ARE NOT PRESENT. IN ORDER TO ENCOURAGE WILDLIFE TO RESIDE ON THE SITE, OR WITHIN ITS IMMEDIATE SURROUNDINGS, IN THE FUTURE IT IS RECOMMENDED THAT A MINIMUM NUMBER OF: TWO SWIFT BOXES (SCHWEGLER No16), THREE HOUSE MARTIN BOXES (SCHWEGLER 4A), TWO WREN BOXES (SCHWEGLER No12A), ONE GENERO BOX (SCHWEGLER 1B), ONE OPEN-FRONTED BOXES (SCHWEGLER 2H) AND ONE PREDATOR PROTECTED BOX (SCHWEGLER 36V) BE INSTALLED ON THE SITE, OR WITHIN ITS IMMEDIATE VICINITY. POST-DEVELOPMENT, BOXES SHOULD BE INSTALLED AT A MINIMUM OF 3 METRES FROM THE GROUND AND IN LOCATIONS SUBJECT TO LOW FUTURE DISTURBANCE.

**GREAT CRESTED NEWT AND REPTILE**  
 IT IS ILLEGAL TO DELIBERATELY CAPTURE, INJURE OR KILL A GREAT CRESTED NEWT; DELIBERATELY DISTURB GREAT CRESTED NEWTS; DAMAGE OR DESTROY A BREEDING SITE OR RESTING PLACE OF A GREAT CRESTED NEWT.  
 FOUR REPTILE SPECIES, ADDER, GRASS SNAKE, SLOW-WORM AND COMMON LIZARD ARE ALSO PROTECTED FROM INTENTIONAL KILLING OR INJURY.  
 THE PRECAUTIONARY MEASURES OUTLINED WITHIN THE EXTENDED REPORT SHOULD BE FOLLOWED TO MITIGATE AND MAY AVOID THE KILLING OR INJURY OF GREAT CRESTED NEWT AND REPTILE THAT MAY TRAVEL THE SITE OR BE ATTRACTED TO IT DURING THE CONSTRUCTION PHASE.

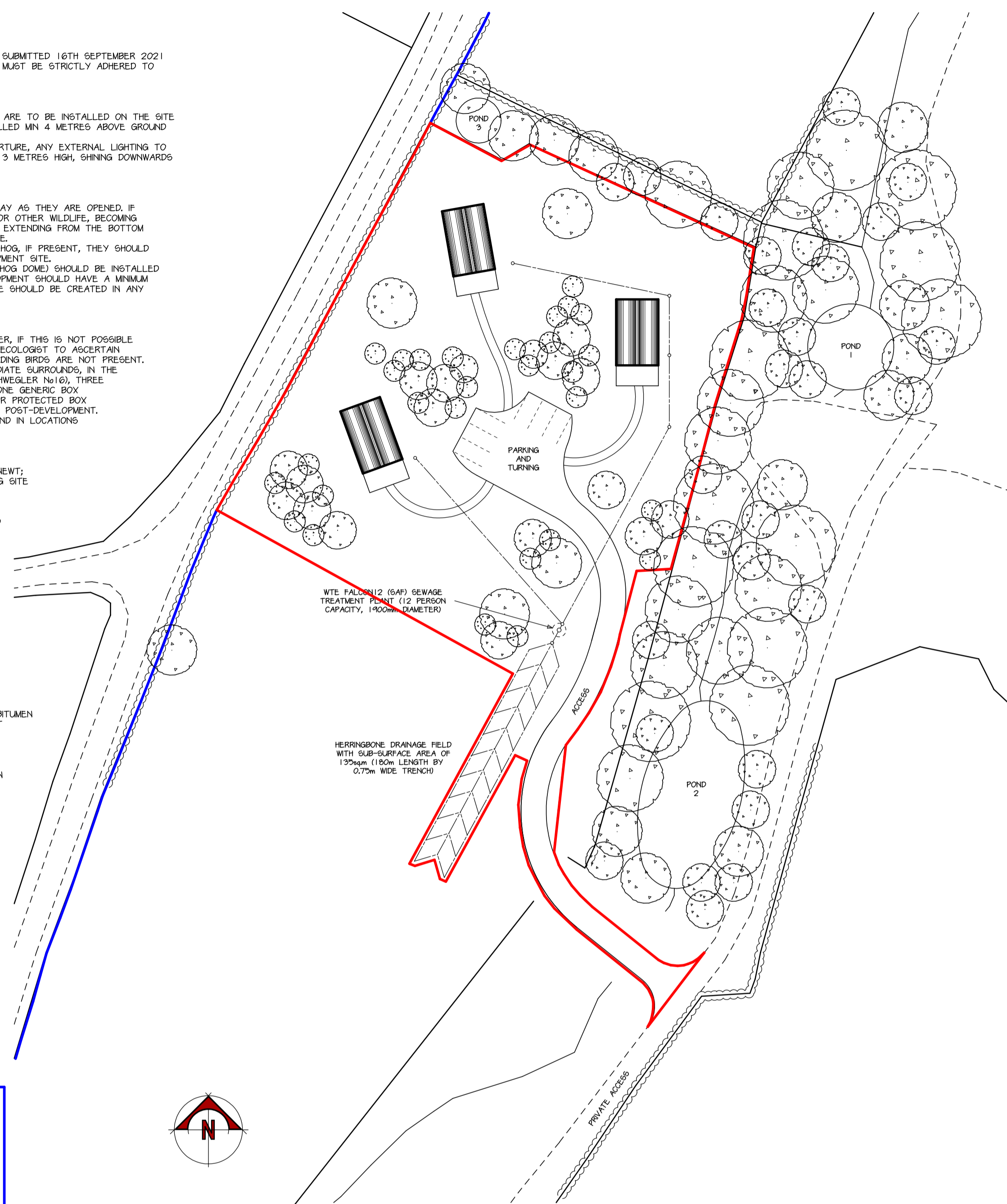
**TREE PLANTING**  
 OPEN SPACES CREATED WITHIN THE DEVELOPMENT TO BE PLANTED WITH NATIVE TREES. A MIXTURE OF SPECIES AND SIZES SHOULD BE PLANTED.  
 75% HALF-STANDARD AND 25% STANDARD SIZE WITH ANGLED TREE STAKES (MAX 0.6m ABOVE GROUND). IDEALLY, A MINIMUM OF THREE TREE SPECIES SHOULD BE PLANTED. FAVOURABLE TREE SPECIES INCLUDE: APPLE, BIRD CHERRY, CHERRY, CRAB-APPLE, DAMSON, MOUNTAIN ASH, MULBERRY, PEAR, PLUM, GREENSAGE, SILVER BIRCH, SMALL-LEAVED LIME, WALNUT AND WILD CHERRY.

**ACCESS / PARKING / TURNING AREA CONSTRUCTION**  
 WEARING COURSE 40mm CLOSE GRADED MACADAM, BINDER COURSE 60mm DENSE BITUMEN MACADAM, BASE COURSE 100mm DENSE BITUMEN MACADAM, SUB BASE 200mm MOT TYPE 1 SUB BASE MATERIAL.

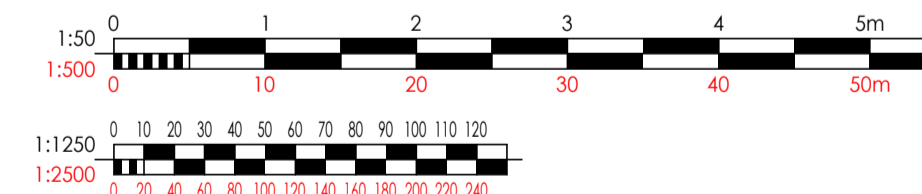
**SURFACE WATER DRAINAGE**  
 ROOFS - SURFACE WATER DRAINS TO SOAKAWAY. SIZE SUBJECT TO PERCOLATION TEST IN ACCORDANCE WITH BRE 365. SOAKAWAYS TO BE FILLED WITH CLEAN STONE AND COVERED IN GEOTEXTILE MEMBRANE.  
 PAVING - NATURAL RUN-OFF TO SURROUNDING GROUND.  
 ACCESS DRIVE - NATURAL RUN-OFF TO SURROUNDING GROUND.  
 PARKING AND TURNING AREA - MIXTURE OF NATURAL RUN-OFF TO SURROUNDING GROUND AND SURFACE WATER DRAINS TO SOAKAWAYS.



LOCATION PLAN 1 / 2500



PROPOSED SITE PLAN 1 / 500



<p>All dimensions on site to be checked prior to commencement of work or ordering of materials and components. No dimensions to be scaled from this drawing.          All materials and workmanship to comply with relevant British Standards and Codes of Practice. All works to conform to Building Regulations and NNEC Standards where applicable.</p> <p><b>COPYRIGHT</b>          This drawing and any design thereon is the copyright of Ian Pryce Property Services and must not be reproduced without written consent.</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Ref</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Date	Ref	Revision				<p><b>Ian Pryce</b>  <b>CIOB</b> Property Services          Building Surveyors, Architectural Services and Project Management.          PRINCES SQUARE, PRINCES STREET, MONTGOMERY, POWYS SY15 6PZ          Telephone: 01686 66956; Fax: 01686 66969</p> <p>Project  <b>PROPOSED HOLIDAY PODS CLODDIAU KERRY NEWTOWN POWYS SY16 4DY</b></p> <p>Subject  <b>EXISTING AND PROPOSED DETAILS</b></p> <p>Date  <b>MAY 2021</b></p> <p>Project Number  <b>05 / 21 / 2552</b></p>
Date	Ref	Revision						
<p>Client  <b>Mr D JARMAN</b></p> <p>Drawn  <b>Steve Mason</b></p> <p>Scale  <b>1 / 2500 / 500</b></p> <p>Drawing Number  <b>SK . 001</b></p>								