



Glaven Ecology



**Garage at
Church Cottage
Morston**

**Biodiversity
Enhancements**

**Prepared by
Glaven Ecology**

**on behalf of
Ms. L. Davies**

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1 Background

1.1.1 Planning has been approved by North Norfolk District Council – PF/21/2199 - to allow for the conversion of the detached garage into ancillary residential accommodation at Church Cottage, The Street, Morston, NR25 7AA.

1.1.2 This Biodiversity Enhancement plan has been compiled to discharge condition 5 of the planning approval:

The development hereby approved shall be carried out in strict accordance with the mitigation and enhancement measures outlined in Section 8 of the Preliminary Ecological Assessment, dated August 2021. The mitigation and enhancement measures shall include the provision of:

a) Installation of two bat access tiles onto the southern aspect of the roof

b) Installation of a bat box on the eastern gable end, facing the churchyard, at least 3m high where there is a clear flight path for bats entering and leaving

The specific details of all of the required mitigation and enhancement measures aforementioned, including dimensions, location and construction methodology together with a scaled plan or drawing illustrating the requirements, shall be submitted to and approved in writing by the local planning authority prior to installation.

The mitigation and enhancement measures shall be carried out in accordance with the approved details and thereafter retained in a suitable condition to serve the intended purpose.

Reason for the condition:

In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy and paragraph 118 of the National Planning Policy Framework, and for the undertaking of the council's statutory function under the Natural Environment and Rural Communities Act (2006).

2 Enhancements

- 2.1.1 Install two bat access tiles onto the southern aspect of the roof (to give access to crevice dwelling bats in between the tile and the lining). Something similar to the [Bat Access Tile Kit](#) would be suitable. Alternatively, two ridge access points can be created by using a spacer to create gap 20mm x 50mm in size in the mortar under the tiles.
- 2.1.2 A bat box to be installed on the eastern gable end, facing the churchyard, at least 3m high where there is a clear flight path for bats entering and leaving. Either the [Beaumaris bat box](#) or the [Schwegler 1FQ Bat Roost](#) would be suitable.

3 Specification of enhancements

Beaumaris Woodstone Bat Box



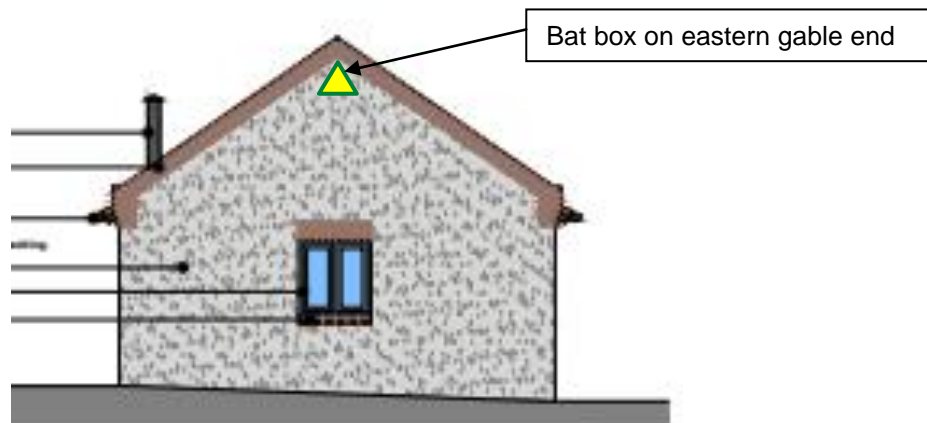
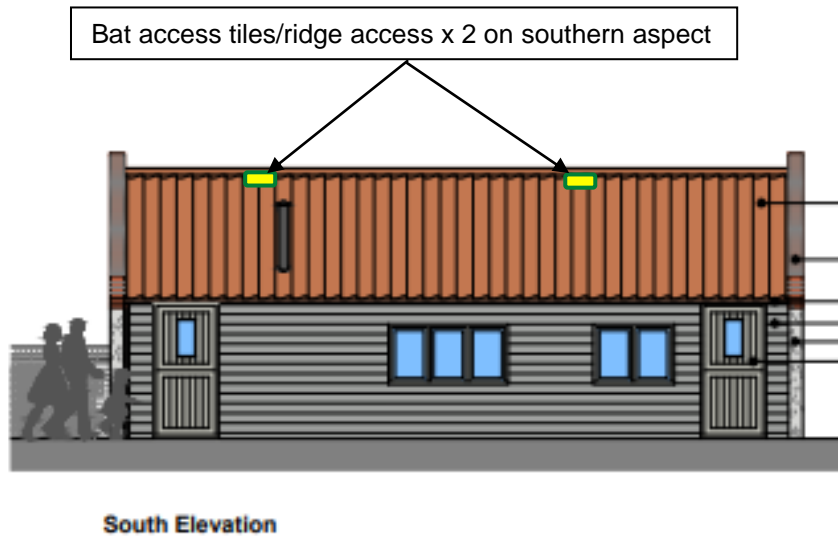
- The Beaumaris box has a single narrow cavity which makes it suitable for crevice roosting bats such as the common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, Brandt's bat and whiskered bat. The interior of the box has a rough surface for bats to cling to and the front of the box features a subtle but attractive imprint of a bat in flight.
- Height: 39cm Width: 29cm Depth: 6cm Weight: 4.4kg

Schwegler 1FQ Bat box



- The 1FQ Bat Roost is ideal for all types of bats which inhabit buildings. The shape and design make it equally attractive to bats as a roost or nursery.
- The inside of the box has rough pieces of wood incorporated which provide good insulation and are also used by the bats as perches. The internal layout provides three different areas from which bats can hang and which offer different levels of light and temperature.
- Height: 600mm; Width: 350mm; Depth: 90mm Weight: 15.8kg

4 Enhancement locations



Drawings courtesy of SMG Architects, 2021 - Scale 1:50