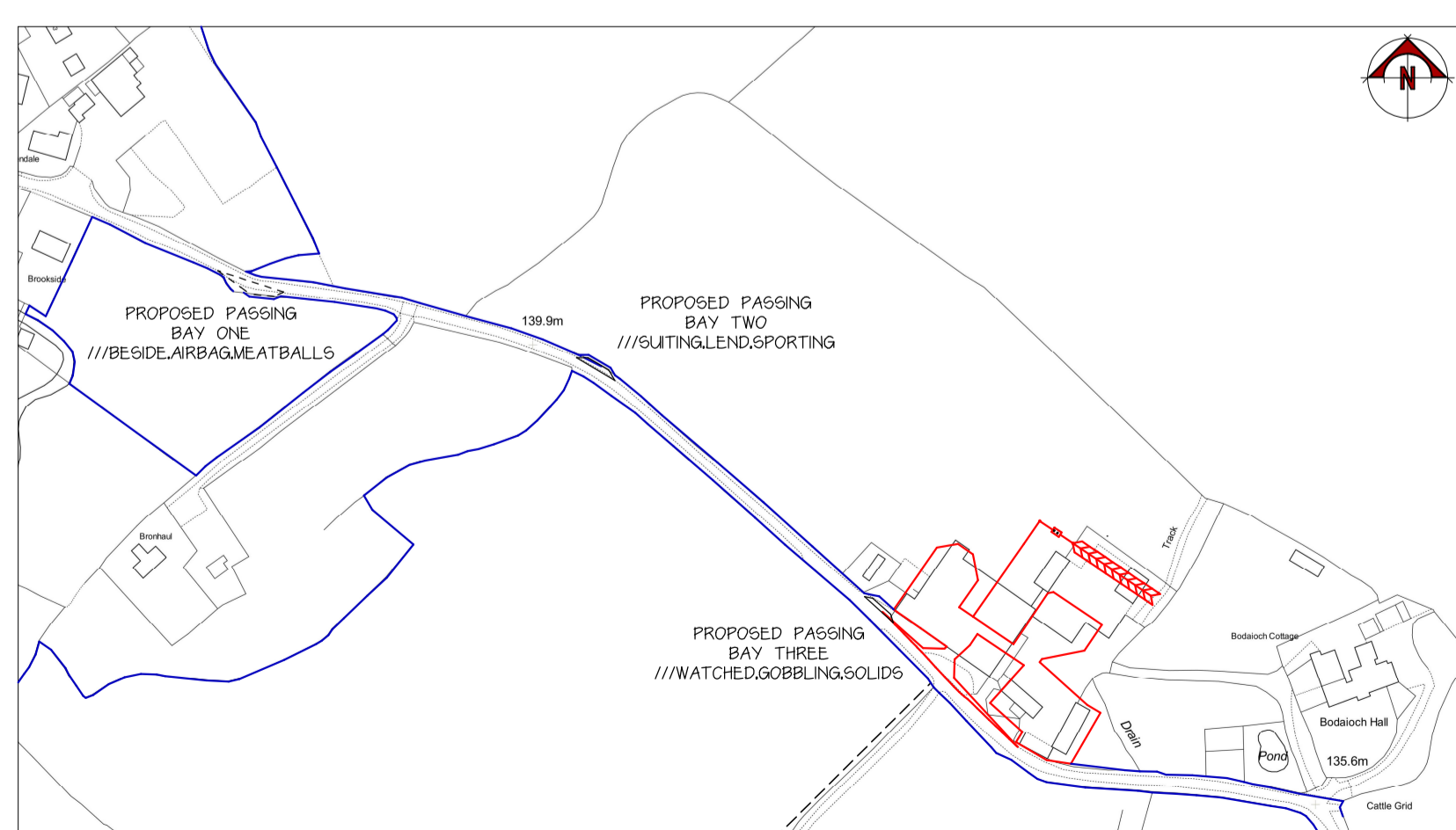




PROPOSED SITE PLAN 1 / 250



PROPOSED LOCATION PLAN 1 / 2500

GENERAL

BOUNDARY TREATMENTS

- PLANT NEW MIXED THORN HEDGEROW TO PERIMETER OF THE PROPOSED DEVELOPMENT
- POST AND RAIL CLOSE BOARDED TIMBER FENCE (BARN TWO / THREE)
- RETAIN AND REPAIR EXISTING BOUNDARY FENCES

LANDSCAPING

- NEW GROUND FOLIAGE WILL BE WHP PLANTING AND CONSIST ONLY OF NATIVE SHRUBS TYPICAL TO THE AREA.

PAVED PATHS

- PERMEABLE PAVING SLABS.
- 150mm GRAVEL TO PERIMETER OF DWELLING (BLUE/BLACK SLATE SCALPING'S).

ENTRANCE AND PASSING BAY

- 40mm MACADAM WEARING COURSE ON 110mm MACADAM BINDER COURSE ON 300mm SUB-BASE MATERIAL TO ENTRANCE
- ACCESS ROADS AND PARKING / TURNING AREA TO BE EXISTING CONCRETE

DWELLING MATERIALS

- REPORT EXISTING MASONRY WALLS
- REPAIR AND REPLACE EXISTING MASONRY WHERE REQUIRED.
- HORIZONTAL 200x25mm TIMBER SHIP LAP BOARDING
- VERTICAL STEEL COMPOSITE CLADDING TO WALLS.
- THE PENETRATION AND DOORS SHALL BE TIMBER TO THE PATTERN AND SHAPE AS SHOWN ON DRAWINGS.
- BLACK TIMBER FASCIA'S AND BARGEBOARDS
- ALL NEW RAINWATER GOODS SHALL BE HALF ROUND BLACK ALUMINIUM
- THE ROOF SHALL BE COVERED WITH NATURAL BLUE GREY SLATES.
- ROOFLIGHTS TO BE CONSERVATION SPECIFICATION

HEDGE PLANTING (350 LINEAR METRES)					
LATIN NAME	COMMON NAME	SIZE	%	NUMBER	NOTES
ACER CAMPESTRE	FIELD MAPLE	400 - 600mm	10	35	
CORNUS SANGUINEA	DOGWOOD	400 - 600mm	5	15	
CORYLUS AVELLANA	HAZEL	400 - 600mm	10	35	
CRATAEGUS MONOGYNA	HAWTHORN	400 - 600mm	60	210	
LLEX AQUIFOLIUM	HOLLY	400 - 600mm 2 LITRE POT	5	15	PLANT IN GROUPS OF 3 - 5
PRUNUS SPINOSA	BLACKTHORN	400 - 600mm	10	35	
TOTALS				345	

PLANTING NOTES

HEDGE PLANTING

ALL PLANTS ARE TO BE PLANTED WITHIN A 500mm WIDE AND 300mm DEEP TRENCH. FORM A 1.0 X 0.3m HEDGE BANK WITH TOPSOIL ARISING FROM THE BROILER UNIT EXCAVATIONS. PLANT HEDGE SAPLINGS IN A DOUBLE STAGGERED ROW 150mm BETWEEN ROWS. THE HEDGE WILL COMPROMISE MIXED DECIDUOUS SPECIES @ PER LINEAR METER. ALL PLANTS TO BE PROTECTED WITH RABBIT GUARDS.

GENERAL

PLANTING SITES TO BE TREATED WITH 'ROUNDUP' OR SIMILAR APPROVED WEED KILLER PRIOR TO PLANTING ACCORDING TO MANUFACTURERS INSTRUCTIONS.

THE APPROVED HEDGE PLANTING WILL BE IMPLEMENTED IN FULL IN THE FIRST PLANTING SEASON FOLLOWING MATERIAL COMMENCEMENT OF THE DEVELOPMENT.

THE APPROVED HEDGE PLANTING WILL BE MAINTAINED FOR A PERIOD OF FIVE YEARS FROM MATERIAL COMMENCEMENT OF THE DEVELOPMENT. SUCH MAINTENANCE IS TO INCLUDE THE REPLACEMENT OF ANY PLANT/TREE/HEDGE THAT IS REMOVED, SIGNIFICANTLY DAMAGED, DISEASED OR DYING, WITH PLANT/HEDGE OF THE SAME SPECIES AND SIZE WITHIN THE NEXT PLANTING SEASON.

BAT MITIGATION & ENHANCEMENT

A BAT MITIGATION LICENCE WILL NEED TO BE OBTAINED FROM NATURAL RESOURCES WALES (NRW) PRIOR TO WORKS TO ALLOW THE PROPOSED CONVERSION OF B1, B2 AND B4 AND DEMOLITION OF B5 TO PROCEED LAWFULLY.

DESTRUCTION OF BAT ROOSTS CAN ONLY OCCUR UNDER A BAT MITIGATION LICENCE OBTAINED FROM NRW, WHICH WILL NEED TO INCLUDE AN AGREED SAFE WORKING METHODS AND MITIGATION PLAN. ALL AGREED METHODS WILL BE INCLUDED IN THE LICENCE APPLICATION AND APPROPRIATE MITIGATION AND SAFE WORKING METHODS CAN ONLY CONFIRMED UPON AGREEMENT OF THE LICENCE. THE METHODS (WHICH MAY BE UPDATED UPON CONFIRMATION OF AN ACCEPTED LICENCE APPLICATION) ARE LIKELY TO INCLUDE:

WORKS TO BARNS TO ONLY COMMENCE FOLLOWING RECEIPT OF A BAT MITIGATION LICENCE FROM NRW.

PRIOR TO THE START OF WORKS A SUITABLY QUALIFIED ECOLOGIST WILL DELIVER A TOOLBOX TALK TO CONTRACTORS AND STAFF ON SITE, INFORMING THEM OF THE LIKELIHOOD OF ENCOUNTERING BATS, WHAT TO DO IF THEY FIND BATS AND GIVE A BRIEF OVERVIEW OF THE LICENCE DOCUMENTS.

PROVISION OF A MINIMUM OF TWO ALTERNATIVE ROOSTING LOCATIONS FOR THE DURATION OF WORKS WITH TWO SCHWELGER 2F BAT BOXES (OR EQUIVALENT) ERECTED ON AN UNAFFECTED TREE PRESENT TO THE NORTH EAST OF THE SITE (FIGURE 12).

WOODEN BRD BOXES TO BE PLACED ADJACENT TO THE BAT BOXES TO TRY TO ENSURE THE BAT BOX REMAIN OPEN FOR USE BY BATS.

CHECKING BY A LICENCED ECOLOGIST OF ALL KNOWN AND POTENTIAL ROOSTING LOCATIONS. IF THE ENTIRETY OF A FEATURE CAN BE SEARCHED AND FOUND TO BE EMPTY THESE WILL BE BLOCKED USING NEWSPAPER OR EXPANDING FOAM. IF THE FEATURE CANNOT BE FULLY SEARCHED IT WILL BE EXCLUDED USING FOLDED ACETATE OR SIMILAR TO ALLOW BATS TO LEAVE THE FEATURE BUT NOT RE-ENTER. IF EXCLUSIONS ARE USED, THEY WILL BE LEFT IN PLACE FOR A MINIMUM OF 15 NIGHTS IN SUITABLE WEATHER CONDITIONS. FOLLOWING THIS THEY WILL BE PERMANENTLY FILLED USING THE SAME METHODS AS ABOVE.

REMOVAL OF ROOF AND WALL SHEETS, ROOF SLATES AND WOODEN DOORS/PANELLING WILL BE COMPLETED UNDER THE WATCHING BRIEF OF A LICENCED ECOLOGIST. THESE FEATURES MUST BE REMOVED CAREFULLY BY HAND.

IF BATS ARE FOUND DURING WORKS, THEY WILL BE CAUGHT BY A LICENCED ECOLOGIST WHO WILL BE WEARING SUITABLE GLOVES. THE BAT WILL BE LACED INTO A CLOTH BAG AND CAREFULLY PLACED INTO A PREVIOUSLY ERECTED BAT BOX.

NO SCAFFOLDING TO BE ERECTED OVER SUITABLE ACCESS POINTS FOR ROOSTING BATS UNTIL FEATURES HAVE BEEN CHECKED, FILLED OR EXCLUDED.

PERMANENT AND SAFEGUARDED REPLACEMENT ROOSTING FEATURES TO INCLUDE EXPOSED ROUGH-CUT TIMBER RIDGE BEAMS, BATTENING AND BOXES THAT WILL BE SUITABLE FOR A VARIETY OF BAT SPECIES WITHIN THE 6.0M WIDE, 2.0M HIGH AND 5M LONG LOFT OF BARN FOUR. THE LOFT SPACE WILL ALSO PROVIDE APPROPRIATE FLIGHT SPACE AND ROOSTING FEATURES FOR BROWN LONG EARED BATS WITH ACCESS VIA RAILED GAP UNDER/THROUGH TIMBER CLADDING AT EASTERN GABLE END TO ALLOW DIRECT FLIGHT ACCESS INTO THE LOFT AND SMALLER GAPS AT TOP OF CLADDING.

ADDITIONAL SIMPLE ROOSTING FEATURES WILL ALSO BE CREATED BY LEAVING GAPS UNDER TIMBER CLADDING TO PROVIDE SIMPLE ROOSTING FEATURES FOR CREVICE DWELLING SPECIES SUCH AS PIPITRETTLES AND THE PROVISION OF TWO MID BEALMARRS WOODSTONE (OR EQUIVALENT) BOXES ON THE SOUTHERN-EASTERN ELEVATION OF BARN B1 AND A LAGER BEALMARRS WOODSTONE (OR EQUIVALENT) BOX ON THE SOUTH-EAST ELEVATION OF BARN B2 (FIGURE 12). SUITABLE FOR LARGER NUMBERS OF CREVICE DWELLING SPECIES.

COVERED FORAGING WILL BE RETAINED WITHIN THE SOUTHERN SECTION OF BARN THREE WHERE A CARPORT IS PROPOSED AND ADDITIONAL FORAGING HABITAT WILL BE CREATED BY THE PLANTING OF HEDGEROWS AND TREES AROUND THE BOUNDARIES OF THE RESIDENTIAL PLOTS AND TO THE NORTH-EAST OF B4.

BREATHERABLE ROOFING MEMBRANES (BRM) MUST NOT BE USED WHERE BAT ROOSTING FEATURES WILL/COULD BE CREATED WITH IF BITUMASTIC FELT USED INSTEAD. THIS IS DUE TO ISSUES WITH BAT ENTANGLEMENT AND REDUCED MEMBRANE PERFORMANCE IF USED IN AREAS OF BAT USE.

NO LIGHTING WILL BE DIRECTED ON KNOWN, POTENTIAL OR NEWLY ERECTED BAT ROOST ACCESS POINTS, ROOSTING FEATURES AND FORAGING HABITAT AND ONLY MOVEMENT ACTIVATED TIMED SECURITY LIGHTING WILL BE USED OUTSIDE OF POTENTIAL ROOSTING LOCATION.

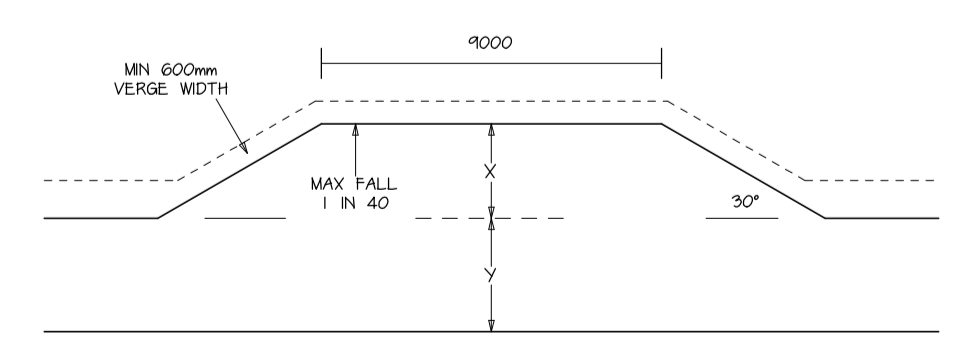
ROOSTING BRDS

THERE ARE FEATURES THAT ARE SUITABLE FOR NESTING BRDS IN AND ON ALL BUILDINGS AFFECTED BY THE PROPOSALS WITH A PAIR OF TAWNY OWLS PROBABLY BREEDING ON SITE. TAWNY OWLS OFTEN NEST EARLY IN THE YEAR AND THE POTENTIAL PRESENCE OF AN ACTIVE NEST WILL NEED TO BE CONSIDERED FOR ANY WORKS COMMENCING IN THE LATE JANUARY AND FEBRUARY.

WORKS AFFECTING SUITABLE BRD NESTING HABITAT SHOULD BE COMPLETED OUTSIDE THE BREEDING BRD SEASON (MARCH - AUGUST INCLUSIVE). IF THIS IS NOT POSSIBLE THEN A PRE-CONSTRUCTION BRD SURVEY WILL NEED TO BE COMPLETED BY A SUITABLY QUALIFIED ECOLOGIST AND DEPENDS ON THE PRESENCE AND LOCATION OF NESTING BRDS, BREEDING EFFORT MAY HAVE TO BE ALLOWED TO FINISH BEFORE WORKS COMMENCE.

REPLACEMENT NESTING FEATURES WILL BE CREATED AS PART OF THE PROPOSALS AND INCLUDE A MIX OF FOUR OPEN FRONTED NEST BOXES AND HOUR HOLE FRONTED NEST BOXES ERECTED ON SOUTHERLY FACING WALLS OF THE CONVERTED BUILDINGS AND/OR RETAINED TREES ALONG THE NORTH-EASTERN EDGE OF SITE. ARTIFICIAL NESTING CUPS OR LEDGES SUITABLE FOR SWALLOWS TO BE CREATED WITHIN BARN 3.

A LARGE BOX SUITABLE FOR TAWNY OWL TO BE ERECTED ON A MATURE TREE IN THE NORTH-EAST CORNER OF SITE (IDEALLY NOT ONE WITH BAT BOXES ON).



WHERE X = PASSING BAY WIDTH, AND Y = EXISTING CARRIAGEWAY WIDTH AND X + Y = 9500mm

CONSTRUCTED TO A MINIMUM DEPTH OF 450mm, COMPRISING OF 350mm OF SUB-BASE MATERIAL, 60mm OF BITUMINOUS MACADAM BASE COURSE MATERIAL AND 40mm OF BITUMINOUS MACADAM WEARING COURSE MATERIAL.

PROPOSED PASSING BAY DETAILS 1 / 200

All dimensions on site to be checked prior to commencement of work or ordering of materials and components. Any discrepancies should be reported immediately.

any surveyed information incorporated within this drawing cannot be guaranteed an accurate unless confirmed by a fixed dimension.

All materials and workmanship to comply with relevant British Standards and Codes of Practice with all works to conform to Building Regulations and NBC Standards (where applicable).

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Date: Ref: Revision:

Project: **PROPOSED CONVERSION BODAIOCH HALL TREFEGLWY CAERSŴS POWYS SY17 5PN**

Client: **MR D LLOYD**

Subject: **PROPOSED SITE PLAN**

Date: **FEB 2023** Drawn: **MJE** Scales: **1 / 500 / 2500**

Project Number: **20/091/P** Drawing Number: **D16 01** Amendment: **.**

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