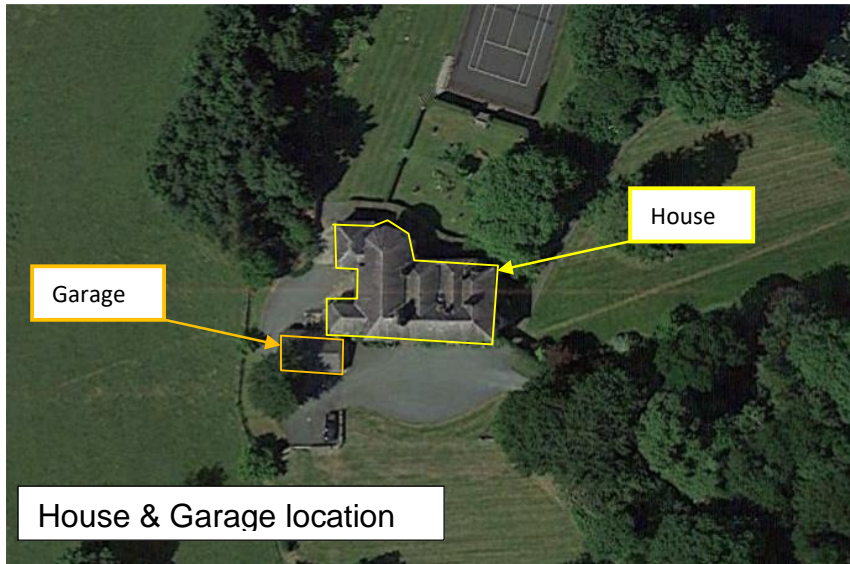


# ECOLOGICAL COMPLIANCE AUDIT: Downton House, New Radnor, Powys LD8 2RD

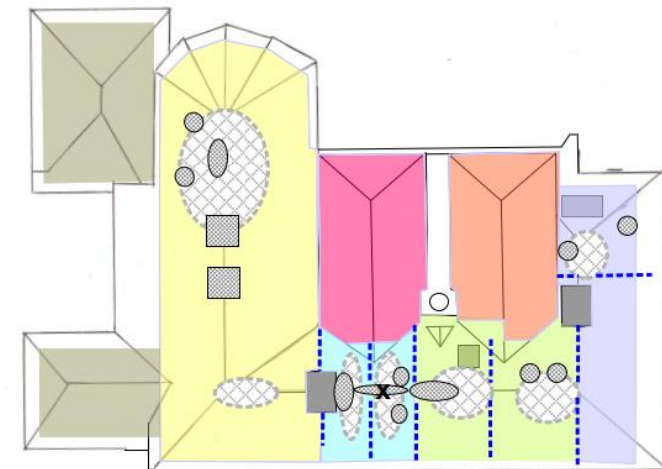


<b>PLANNING REFERENCE NUMBER:</b>	21/1793/FUL	<b>SITE NAME:</b>	Downton House
		<b>POST CODE:</b>	LD8 2RD
<b>OWNER:</b>	Mr & Mrs Duff Gordon	<b>W3W:</b>	post.stud.tastier
		<b>GRID REFERENCE:</b>	SO 23074 60602
		<b>CONTACT DETAILS</b>	Zoe Duff Gordon <a href="mailto:zoeduffgordon@gmail.com">zoeduffgordon@gmail.com</a>
<b>ARCHITECT/PLANING CONSULTANT</b>	Fleming Architects & Partners	<b>CONTACT DETAILS</b>	<a href="mailto:info@flemingarchitects.co.uk">info@flemingarchitects.co.uk</a>
<b>SITE MANAGER/CONTRACTOR</b>	I. J. Preece & Son Ltd	<b>CONTACT DETAILS</b>	Jerry Preece <a href="mailto:jp@ijpltd.co.uk">jp@ijpltd.co.uk</a>
<b>ECOLOGICAL CONSULTANT</b>	Protected Species Ecology Ltd	<b>CONTACT DETAILS</b>	Penny Lewns <a href="mailto:Penny@pro-spp-eco.co.uk">Penny@pro-spp-eco.co.uk</a>
<b>DATE OF AUDIT (DD/MM/YY):</b>			



SITE: Downton House  
DATE: June to July 2021  
Not to Scale PLAN: Internal survey

- Loft Area 1
- Loft Area 2
- Loft Area 3
- Loft Area 4 (not entered)
- Loft Area 5 (not entered)
- Loft Area 6
- Loft Areas 7 & 8 (not accessed)
- Chimney
- Full height partition
- X Soprano pipistrelle (adult) seen
- Bat droppings concentrations
- Bat droppings scattered



## ECOLOGICAL COMPLIANCE AUDIT: Downton House, New Radnor, Powys LD8 2RD



No	Performance Indicator (Date due)	Action	Pass (Yes/No), Comments	Date Completed	Further Action required <sup>1</sup> ?
1	The applicant will produce a Compliance Audit Form <b>Pre-commencement</b>	Ecological Compliance Audit to be submitted to and approved in writing to the satisfaction of the Local Planning Authority.			
2	A suitably experienced licensed ecologist will be appointed and retained during the lifetime of the project to provide on-site advice <b>Pre-commencement</b>	Letter, contract or other document outlining the appointment of an ecologist for the lifetime of the project.			
3	Preparation of a biosecurity risk assessment to minimize the risk of transmission of diseases such as Covid 19 or Bird Flu <b>Prior to any external works at second floor or roof level and prior to any internal works within the existing roof voids</b>	A biosecurity risk assessment to be included in general site risk assessment pack. List of attendees and date(s) of induction to be kept by the Site Manager for the lifetime of the project.			
4	Site workers will be given a toolbox talk by the ecologist, covering <ul style="list-style-type: none"> <li>Protected species at the site</li> <li>Their legal status</li> <li>The role of the ecologist</li> <li>What actions must be taken if any protected species are encountered when an ecologist is not present</li> </ul> <b>Prior to any external works at second floor or roof level and prior to any internal works within the existing roof voids</b>	A copy of the Toolbox Talk outlining the contents to be submitted to Natural Resources Wales (as part of the bat licence conditions).  List of induction attendees and date(s) delivered to be kept by the Ecologist.			
5	External scaffolding around the House will be erected outside of the bird nesting season. <b>October to March</b>	Scaffolding to be erected prior to house martins returning to their nests (during April) or once the house martins have left their nests (mid-September).  Once erected, the scaffolding will remain in place as long as it is required (including through the bird nesting season).			

<sup>1</sup> Specify what action is required as a result of findings, what evidence is required to demonstrate that this has been/will be progressed, & persons responsible

## ECOLOGICAL COMPLIANCE AUDIT: Downton House, New Radnor, Powys LD8 2RD



No	Performance Indicator (Date due)	Action	Pass (Yes/No), Comments	Date Completed	Further Action required <sup>1</sup> ?
6	The jackdaw access point to Loft Area 1 in the House will not be removed during the nesting season. <b>October to March</b>	The access to Loft Area 1 will be blocked prior to the start of the jackdaws nesting (to be confirmed by the Ecologist) or in September (Ecologists to confirm).			
7	Tiles and any other features on the garage that could be used by bats will be removed by hand, under the supervision of the Ecologist. <b>Prior to demolition of the garage</b>	Although no bats were recorded using the garage, as a precaution, the tiles and any other features that could be used by bats, will be removed by hand, under the supervision of the Ecologist. If any evidence of bats is found, work will stop, and the demolition of the garage will be added to the licence			
8	A licence will be obtained from Natural Resources Wales prior to start of any works affecting bats. <b>Prior to any external works to roof of house and/or prior to any internal works within the existing roof voids of the house</b>	A derogation licence permitting obstruction, damage and/or destruction of a bat roost will be obtained prior to the start of any works on the House roof where bats are present.			
9	3 bat boxes suitable for crevice dwelling bats will be installed in Loft Areas 4, 5 and 6. <b>Prior to any external works to roof of house and/or prior to any internal works within the existing roof voids of the house</b>	Boxes to be erected under the direction of the Ecologist, to ensure they are positioned correctly.			
10	As an enhancement, 3 Schweglar or similar long-lived bat boxes, suitable for use by Daubenton's bats, will be installed on trees to the north of the house (adjacent to the lake). <b>Prior to completion of the project</b>	Boxes to be erected under the direction of the Ecologist, to ensure they are positioned correctly. Minimum height above ground 3 m			

Auditor name and organisation	Signature	Date