

**1. BIODIVERSITY ENHANCEMENT**

New pond created to north end of garden.  
Specification as per Oakwood Ecology recommendations:

Irregular and shallow, sloping edge, with stone and log piles close by to provide refuges for amphibians.  
Approx. 50m<sup>2</sup> surface area

**2. BIODIVERSITY ENHANCEMENT**

Planting new trees to infill the existing wooded area.  
Tree planting should comprise site-native species and would ideally follow a naturalistic planting pattern i.e thorny scrub surrounding areas of taller, canopy-forming trees. Approximately 0.2hectares.

**3. BIODIVERSITY ENHANCEMENT**

All existing, and any newly planted hedgerows on the site will be allowed to grow up and produce fruit and seeds for wildlife. Roadside hedgerows can be trimmed on the road side annually.

**4. WATER QUALITY**

Improve water quality by changing the existing septic tank for a bio-disc treatment plant with a secondary filter system in the form of a proprietary reed bed system such as Karlgestor prior to discharge to the river.

**5. REPLACEMENT DWELLING**

Located outside of the flood zone to protect occupants and residence, providing climate resilience.

**6. SURFACE WATER DRAINAGE**

In addition to water butts off roofs, and soft planting borders around the house, soakpits 1.5m<sup>3</sup> located in areas of good drainage identified in the percolation tests

**7. OLD MILL POND & LEAT**

Retaining a gap in the buildings as a reference to the location of the old leat, now a modern pipe from the old mill pond. Suggest enhancing this historical reference with some landscaping, i.e. retaining a gap in garden walls and maybe reinstating a water way from the mill pond vs a pipe.

**8. MAINS WATER - NO BUILD ZONE**

Main water pipe, with 5m NO BUILD ZONE either side of pipe. Location of pipe has been surveyed by a topographical surveyor.

**9. CARPORT**

The car port is open plan, reinstating land to the flood plain, whilst making use of two stone walls from the existing house as a reference to the original location of the mill on the site.

**10. ACCESS**

Retaining all existing access, parking and turning areas for three cars

**11. OUTBUILDING**

Existing outbuilding retained.

**12. BIODIVERSITY ENHANCEMENT**

The neutral grassland areas will be managed to promote site-native wildflowers. In the absence of any good quality seed sources nearby, this may involve over-seeding, plug planting, or strewing green hay from suitable donor sites.

**13. EXTERNAL LIGHTING**

All external artificial lighting will be installed at as low a height, intensity and spacing as practicable; the light will be directed towards the ground and away from the woodland and river along the boundaries by cowling; it should be triggered by movement-sensitive Passive Infra-Red (PIR) sensors. 'Warm white' (long-wavelength) bulbs with reduced UV output should be used, blue/white bulbs should be avoided. There should be no external lighting that is permanently left on.

**14. BIRD AND BATS COMPENSATION AND MITIGATION**

Minimum seven bat boxes established around the site, see Bat Conservation Trust website for various types. Located onto trees and buildings prior to demolition of existing house

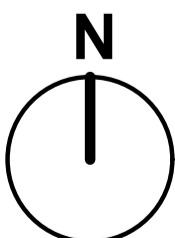
Minimum 3 bird boxes and 10 crevasses in soffits for bats to roost - ideally provide as many as possible on house and car port

EPS licence approval from NRW prior to demolition of house

**15. BIODIVERSITY ENHANCEMENT**

The garden should be stocked with nectar-rich native planting and native species with nuts, fruits and other seeds within the formal landscaping.

**PROPOSED SITE PLAN WITH BIODIVERSITY ENHANCEMENTS AND LANDSCAPING**  
Scale 1:500



Drawing is copyright of RRA Architecture Ltd.		A.	Inclusion of no build zone	RR	05.03.24
Check all dimensions on site					
Do not scale from this drawing					
Dimensions in millimeters					
To be read in conjunction with all relevant Architects, Structural and Services Engineers drawings.					
Errors or discrepancies are to be reported immediately to RRA Architecture Ltd.		rev.	details	drawn	date

**Rebecca Richardson**  
RRA Architecture Ltd  
Y Dolydd,  
Llanfyllin,  
Powys, United Kingdom  
SY22 5LD

t: 07815 685 424  
e: rebecca@rrarchitecture.co.uk  
w: www.rrarchitecture.co.uk

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Y Felin  
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Mike and Naomi Perks  
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