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Application to Discharge Conditions on Planning Approval DC/23/05158

Project – Erection of detached cartlodge  
at  
Kedges End, Kedges Lane, Kersey, Ipswich Suffolk IP7 6RY

Date – 22<sup>nd</sup> April 2024

## DISCHARGE OF CONDITIONS APPLICATION

Project Address – Kedges End, Kedges Lane, Kersey, Ipswich Suffolk IP7 6RY

Planning Reference – DC/23/05158



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### CONDITION 4 - BIODIVERSITY ENHANCEMENT MEASURES

Statement that demonstrates how development of the site will provide 10% or more Biodiversity Net Gain following its completion.

#### Bats

As a precautionary measure, the following mitigation will be implemented to avoid impacts on bats from the proposed works:

Any lighting schemes will follow guidance from the Bat Conservation Trust (GN08/23) and CIE 150:2017. Warm-white (<3,000K) lights with UV filters (where necessary) will be installed away from roosting locations and linear features. Lighting units will feature a beam angle <70°, connected to movement sensors and feature baffles, hoods, louvres and horizontal cut off units at 90° where necessary. Lighting must be directional away from the boundary trees and hedgerows.



One integrated bat box to be installed on cartlodge location shown on drawing and photo above of type or similar to be fitted.

#### Birds

Two sparrow terraces on side elevation of cartlodge, location shown on drawing and photo below of type or similar to be fitted.



#### Great crested newts

As a precautionary measure, the following mitigation will be implemented to avoid impacts on GCN from the proposed works:

i. Vegetation on site will be cut and maintained short (maximum height of 10cm) until the start of works, to discourage animals from using these areas.

#### Water voles and otters

As a precautionary measure, the following mitigation will be implemented to avoid impacts on water voles and otters from the proposed works:

i. A 6m no-work buffer zone (includes vegetation clearance) to be applied from the top

of the bank using temporary barrier netting, to protect potential water vole burrows and prevent pollution/run-off from entering the watercourse. This area will be marked using a temporary barrier netting.



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#### Other Animals

General mitigation to protect wildlife during the construction period are as follows:

- i. Any excavations will have a rough sawn plank placed inside to act as a ramp to allow any animals that have fallen in to escape. The excavations will be checked each morning works are scheduled for, to remove any animals trapped.
- ii. Construction materials will be stored off the ground on pallets and waste materials in skips, to prevent providing shelter for animals and subsequent harm when materials are moved.

#### **CONDITION 5 - ROOFING MATERIALS**

Roof tiles to be installed are Marley Riven Edgemere as per literature enclosed and stated on drawing.

#### **CONDITION 8 - EXTERNAL LIGHTING**

Separate application to be submitted seeking condition to be removed as no external lighting are planned.