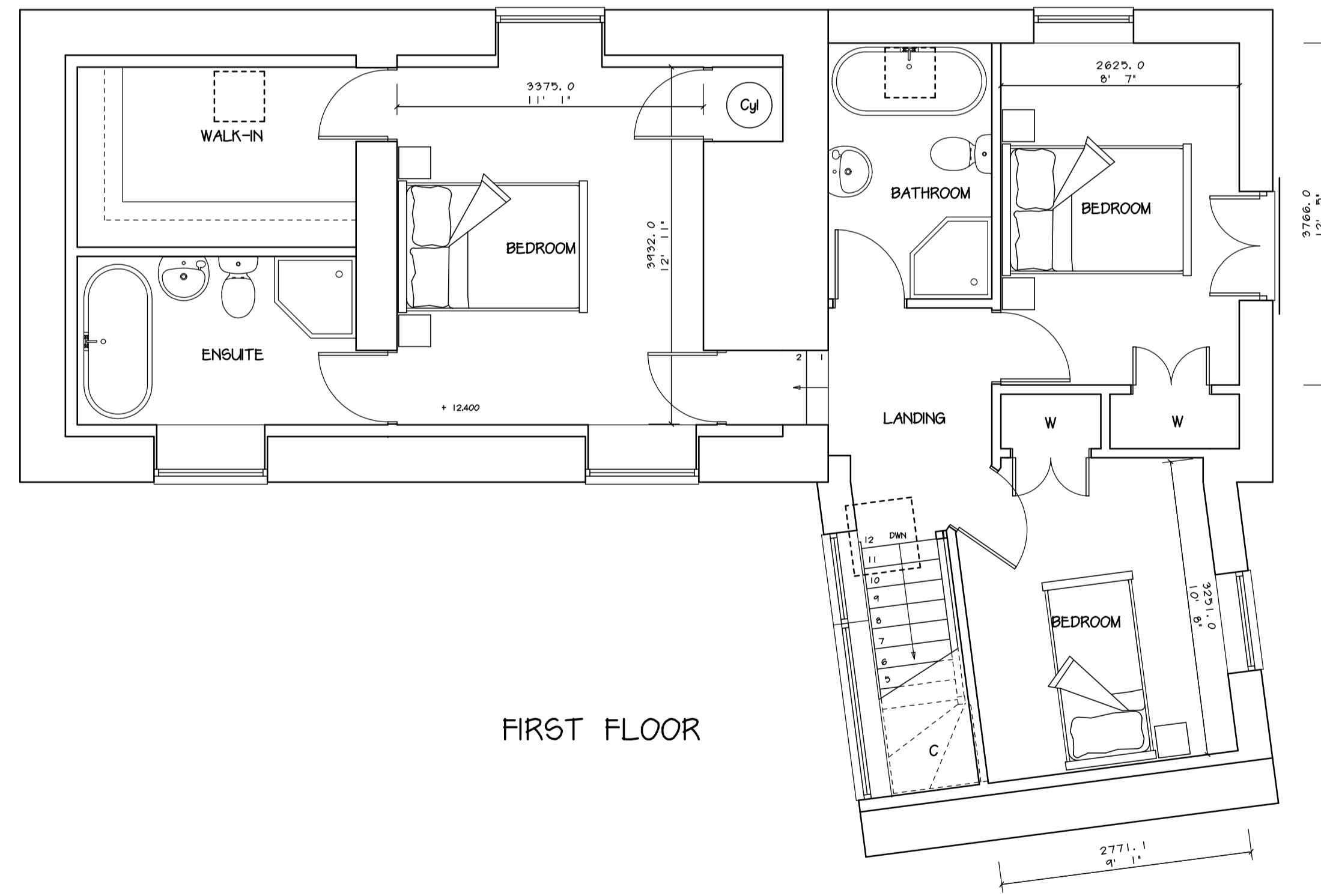
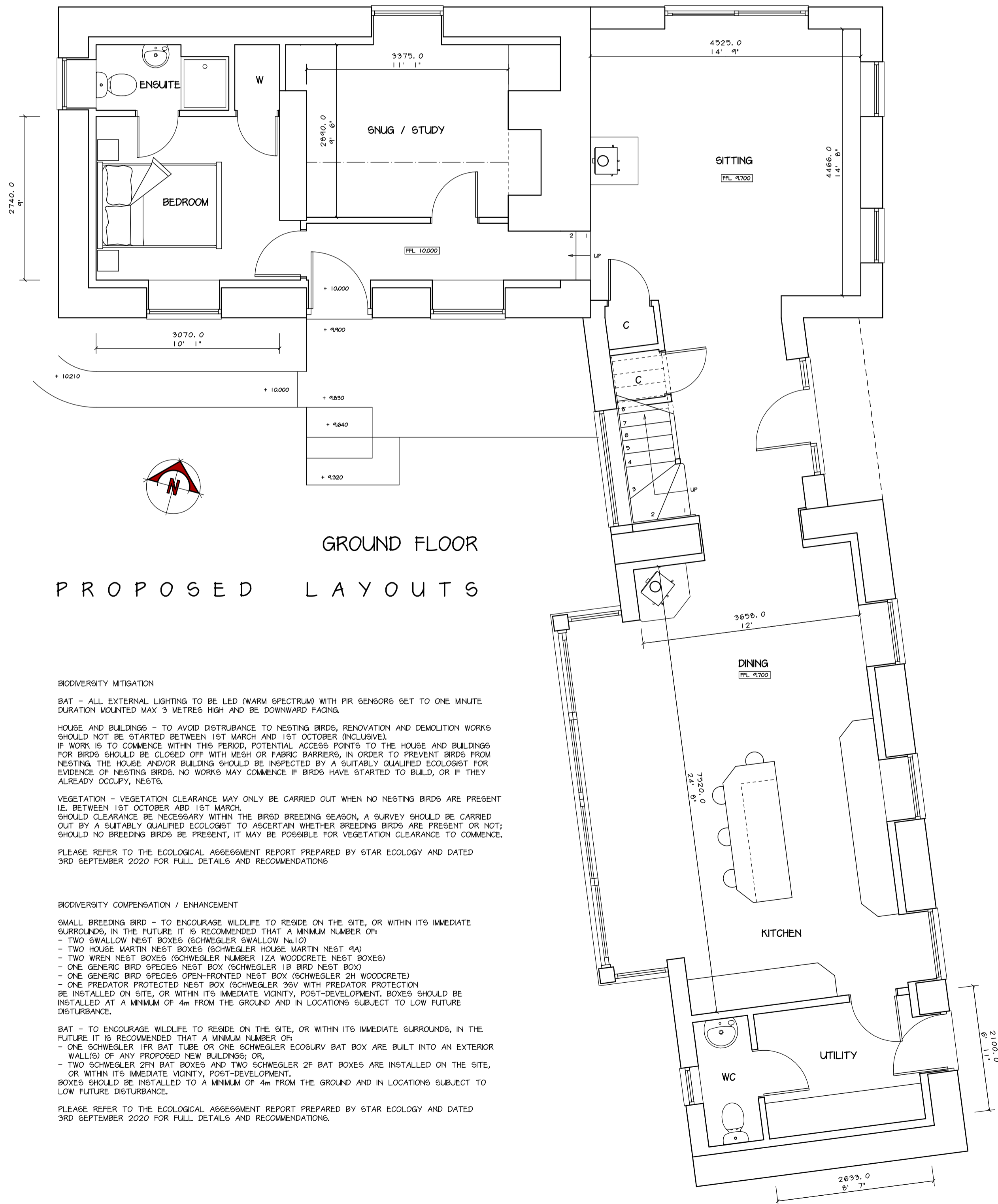


PROPOSED ELEVATIONS



GROUND FLOOR
PROPOSED LAYOUTS

FIRST FLOOR

BIODIVERSITY MITIGATION

BAT - ALL EXTERNAL LIGHTING TO BE LED (WARM SPECTRUM) WITH PIR SENSORS SET TO ONE MINUTE DURATION MOUNTED MAX 3 METRES HIGH AND BE DOWNWARD FACING.

HOUSE AND BUILDINGS - TO AVOID DISTURBANCE TO NESTING BIRDS, RENOVATION AND DEMOLITION WORKS SHOULD NOT BE STARTED BETWEEN 1ST MARCH AND 1ST OCTOBER (INCLUSIVE). IF WORK IS TO COMMENCE WITHIN THIS PERIOD, POTENTIAL ACCESS POINTS TO THE HOUSE AND BUILDINGS FOR BIRDS SHOULD BE CLOSED OFF WITH MESH OR FABRIC BARRIERS, IN ORDER TO PREVENT BIRDS FROM NESTING. THE HOUSE AND/OR BUILDING SHOULD BE INSPECTED BY A SUITABLY QUALIFIED ECOLOGIST FOR EVIDENCE OF NESTING BIRDS. NO WORKS MAY COMMENCE IF BIRDS HAVE STARTED TO BUILD, OR IF THEY ALREADY OCCUPY NESTS.

VEGETATION - VEGETATION CLEARANCE MAY ONLY BE CARRIED OUT WHEN NO NESTING BIRDS ARE PRESENT IE. BETWEEN 1ST OCTOBER AND 1ST MARCH. SHOULD CLEARANCE BE NECESSARY WITHIN THE BIRD BREEDING SEASON, A SURVEY SHOULD BE CARRIED OUT BY A SUITABLY QUALIFIED ECOLOGIST TO ASCERTAIN WHETHER BREEDING BIRDS ARE PRESENT OR NOT; SHOULD NO BREEDING BIRDS BE PRESENT, IT MAY BE POSSIBLE FOR VEGETATION CLEARANCE TO COMMENCE.

PLEASE REFER TO THE ECOLOGICAL ASSESSMENT REPORT PREPARED BY STAR ECOLOGY AND DATED 3RD SEPTEMBER 2020 FOR FULL DETAILS AND RECOMMENDATIONS.

BIODIVERSITY COMPENSATION / ENHANCEMENT

SMALL BREEDING BIRD - TO ENCOURAGE WILDLIFE TO RESIDE ON THE SITE, OR WITHIN ITS IMMEDIATE SURROUNDS, IN THE FUTURE IT IS RECOMMENDED THAT A MINIMUM NUMBER OF:

- TWO SWALLOW NEST BOXES (SCHWEGLER SWALLOW NA10)
- TWO HOUSE MARTIN NEST BOXES (SCHWEGLER HOUSE MARTIN NEST 9A)
- TWO WREN NEST BOXES (SCHWEGLER NUMBER 12A WOODCRETE NEST BOXES)
- ONE GENERIC BIRD SPECIES NEST BOX (SCHWEGLER 1B BIRD NEST BOX)
- ONE GENERIC BIRD SPECIES OPEN-FRONTED NEST BOX (SCHWEGLER 2H WOODCRETE)
- ONE PREDATOR PROTECTED NEST BOX (SCHWEGLER 35V WITH PREDATOR PROTECTION)

BE INSTALLED ON SITE, OR WITHIN ITS IMMEDIATE VICINITY, POST-DEVELOPMENT. BOXES SHOULD BE INSTALLED AT A MINIMUM OF 4m FROM THE GROUND AND IN LOCATIONS SUBJECT TO LOW FUTURE DISTURBANCE.

BAT - TO ENCOURAGE WILDLIFE TO RESIDE ON THE SITE, OR WITHIN ITS IMMEDIATE SURROUNDS, IN THE FUTURE IT IS RECOMMENDED THAT A MINIMUM NUMBER OF:

- ONE SCHWEGLER 1FR BAT TUBE OR ONE SCHWEGLER ECOBURY BAT BOX ARE BUILT INTO AN EXTERIOR WALL(S) OF ANY PROPOSED NEW BUILDING; OR,
- TWO SCHWEGLER 2FN BAT BOXES AND TWO SCHWEGLER 2F BAT BOXES ARE INSTALLED ON THE SITE, OR WITHIN ITS IMMEDIATE VICINITY, POST-DEVELOPMENT.

BOXES SHOULD BE INSTALLED TO A MINIMUM OF 4m FROM THE GROUND AND IN LOCATIONS SUBJECT TO LOW FUTURE DISTURBANCE.

PLEASE REFER TO THE ECOLOGICAL ASSESSMENT REPORT PREPARED BY STAR ECOLOGY AND DATED 3RD SEPTEMBER 2020 FOR FULL DETAILS AND RECOMMENDATIONS.

All dimensions on site to be checked prior to commencement of work or ordering of materials and components. No dimensions to be scaled from this drawing. All materials and workmanship to comply with relevant British Standards and Codes of Practice. All works to conform to Building Regulations and NICE Standards where applicable.

COPYRIGHT
This drawing and any design thereon is the copyright of Ian Pryce Property Services and must not be reproduced without written consent.

Date	Ref	Revision

CAD Ref: DRAWING\TENEMENT-LLANDYDULLEN-PROPLAYE.LXP

Ian Pryce
CIOP Property Services
Building Surveyors, Architectural Services and Project Management.
PRINCES SQUARE, PRINCES STREET, MONTGOMERY, POWYS, SY15 6PZ
Telephone: 01686 666584 Fax: 01686 666699

Project:
**TENEMENT
CEFN-Y-COED
MONTGOMERY
POWYS
SY15 6LR**

Subject	Client
PROPOSED RENOVATION LAYOUT / ELEVATIONS	Mr D ANDREWS Ms J HAMER

Date	Drawn	Scale
MAY 2020	Steve Mason	1 / 50 / 100

Project Number	Drawing Number	Amendment
04 / 20 / 2503	EK . 002	B