

Ms Lorraine Jenkins  
Planning Officer  
Planning Department  
Powys County Hall  
Spa Rd East  
Llandrindod Wells  
Wales  
LD1 5LG  
(via email only)

22<sup>nd</sup> April 2024

Dear Ms. Jenkins,

**RE: Single storey extension at Rhos Fawr, Oakley Park, Llandinam,  
Powys, SY17 5BE.  
Condition Discharge.**

Further to the issue of Planning Permission (Ref: 24/0162/HH), dated 19<sup>th</sup> April 2024, and our subsequent telephone conversation, we write to discharge the single pre-commencement condition as follows:

**CONDITION 3:**

*"Prior to commencement of development, a detailed Biodiversity Enhancement Plan shall be submitted to the Local Planning Authority and implemented as per the approval prior to the first beneficial use of the proposed development, and maintained thereafter.*

We confirm that the footprint of the approved extension replaces an area of hardstanding (finished with hardcore), and that this portion of land has been this way for many years. Therefore, this small single storey extension will not affect any planting or landscaping (not even turf), and no biodiversity or habitat will be lost as a result of the proposal.

In order to demonstrate a biodiversity and habitat net gain, the applicants wish to install two bat boxes in the south gable of the extension (see Image 1 overleaf). These will be the fully integrated type, replacing a portion of the outer skin of masonry (see image 2 overleaf). The boxes will be from NESTBOX, type 'Integrated Eco Bat Box' (or equivalent). The timber cladding proposed on the external walls of the extension will cover the majority of the box, with the access slot at the base left exposed.

In order to provide habitat for different type of bat species, one of the integrated boxes will be designed to provide 'crevice' roosting, whilst the other will provide a 'chamber' roost (see two section drawings on the 'Nestbox' details in Image 3 overleaf).

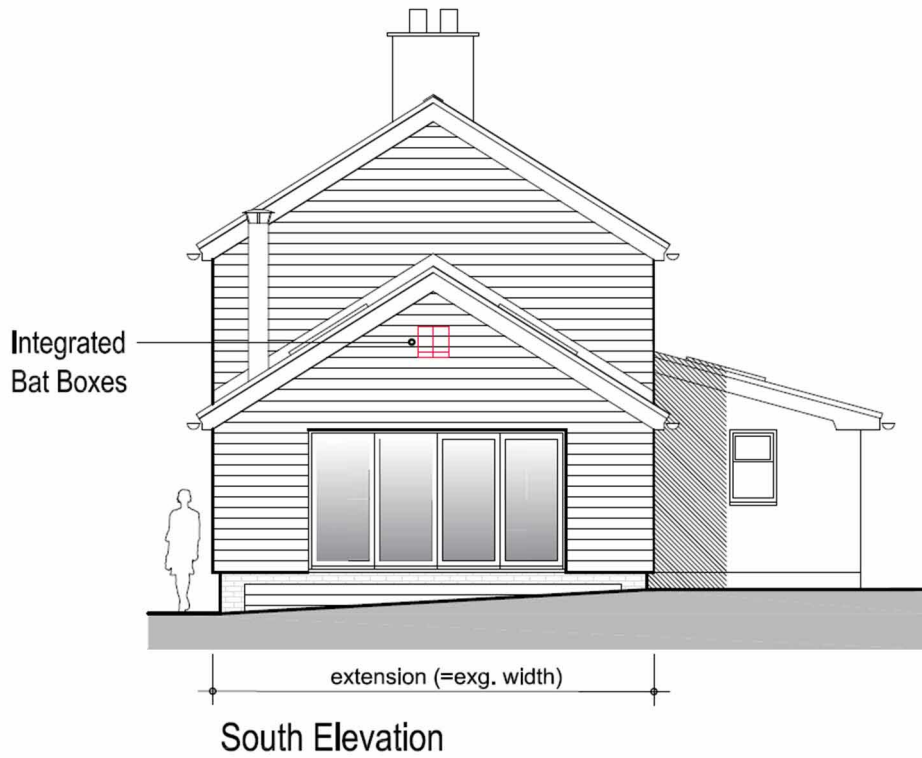


Image 1 - South Elevation showing Bat Box position.



Image 2 – Integrated Bat boxes.

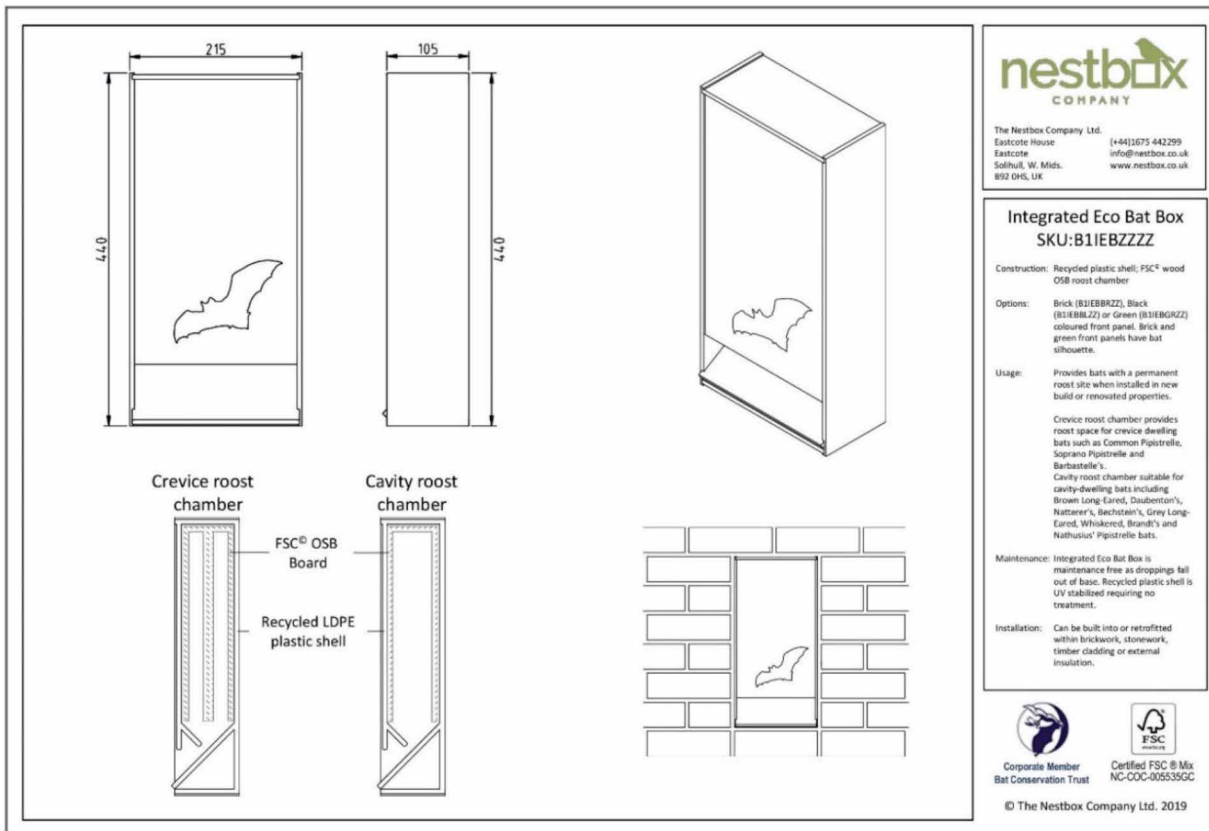


Image 3 – Nestbox Company (showing the two types of chambers).

We hope that the above satisfies the requirements of planning Condition 3, but should you have any queries regarding the above, please do not hesitate to contact us.

Kind regards.

Yours faithfully

[Redacted signature block]

**Roland Lloyd-Thomas**  
Director

CC - Applicants