



envirotech

Ecological Consultants
Environmental and Rural Chartered Surveyors

Your Ref: 3/2017/0504

Our Ref: 3766

Andrew Lightfoot
Calderpeel Architects
Market Court
20-24 Church St
Altrincham,
WA14 4DW

Wednesday, 04 October 2017

Dear Mr Lightfoot

RE: CONDITION 10 - NESTING BIRDS AND ROOSTING BATS
REF: 3/2017/0504
WILLOW SPRING, 58 PENDLETON ROAD, WISWELL, BB7 9BZ

With regard to the planning application Ref: 3/2017/0504, pertaining to the erection of a replacement dwelling on land at 58 Pendleton Road, Wiswell, BB7 9BZ, we would submit the following information in order to discharge condition 10 of the planning consent;

"No above ground works shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes/ artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall identify the nature and type of nesting boxes/artificial roosting sites and the locations or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the dwelling during the construction stage of the development and made available for use before the dwelling hereby approved is first occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details"

We would suggest that the artificial bird/bat boxes are installed on the external walls of the detached garage where disturbance levels will be minimal.

We would suggest the use of a Schwegler 1SP Sparrow terrace to be located at the apex of the Eastern gable end and the incorporation of a Schwegler 1WQ Summer & Winter bat box into West facing gable end, also at the apex.



Tel: 015395 61894
Email: info@envtech.co.uk
Web: www.envtech.co.uk
Envirotech NW Ltd

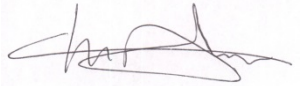
The Stables, Back Lane, Hale, Milnthorpe, Cumbria. LA7 7BL
Directors: A. Gardner BSc (Hons), MSc, CEnv, MCIEEM, MRICS, Dip NDEA
H. Gardner BSc (Hons), MSc, CEnv, MRICS
Registered in England and Wales. Company Registration Number 5028111

These products have been selected due to the longevity afforded to them by the material used, and the low annual maintenance that will be required post-installation.

The apexes of the gable walls of the garage at c.4.5m in height and will not enable predators such as domestic cats to gain access.

A plan is attached for the suggested positions of the bat and bird boxes within site (Figure 1).

Yours Sincerely

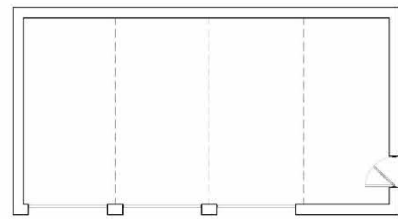
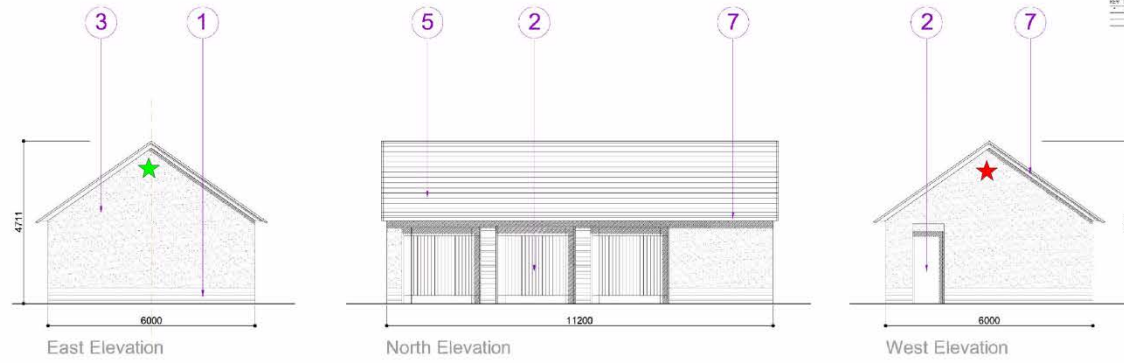
A handwritten signature in black ink, appearing to read 'Chris Arthur', written over a light grey rectangular background.

Chris Arthur BSc (Hons), MSc, Grad CIEEM
Ecologist, Envirotech NW Ltd

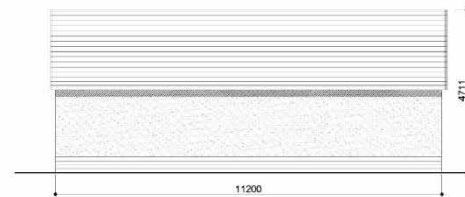
Key

- ★ Schwegler 1WQ Bat Box
- ★ Schwegler 1SP Sparrow Terrace

CALDERPEEL.COM
 © CALDERPEEL PARTNERSHIP LTD
 NOTE: DO NOT SCALE FROM THIS DRAWING
 BY DESCRIPTION DATE DRAWN
 _____ DATE CHECKED



Ground Floor Plan



South Elevation

Material palette

- 1 - Natural buff Yorkshire stone, smooth finish
- 2 - Kiln dried oak timber door
- 3 - Natural buff Yorkshire stone, textured finish
- 5 - Natural grey slate roof
- 7 - Fascia, verge boards and rainwater goods, aluminium colour dark grey

CHESHIRE SURREY
 Napier Court 100 High St
 20-24 Church St Esher
 Altrincham Surrey
 WA14 4JW KT12 9QJ
 0161 929 7632 01373 203 235

WILLOW SPRING, WISWELL
 MK8 5MS | 95AR

PROPOSED GARAGE
 DWG: 15183 (R) 067 B
 DATE: 08.05.17
 SCALE: 1:100 @ A3 DRAWN: AL

CALDERPEEL
 ARCHITECTS



Figure 1
 Proposed Locations
 of Bat and Bird Boxes

SCALE: NTS

REV 01