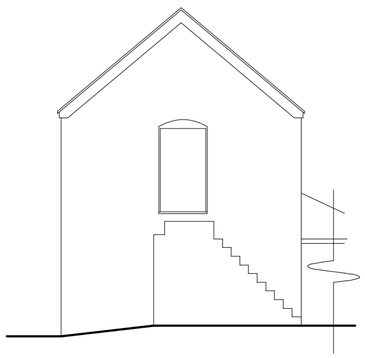
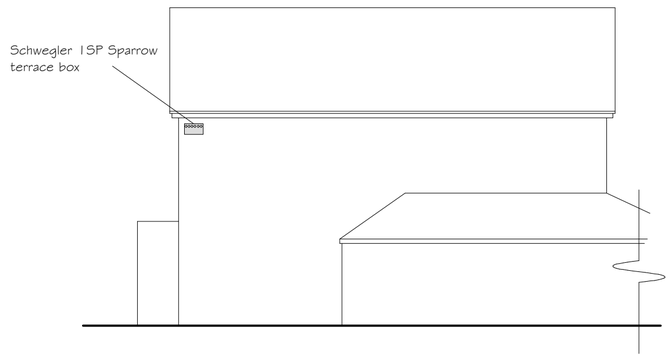


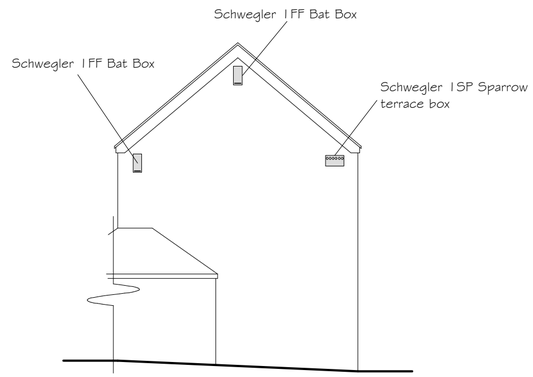
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

GREEN INFRASTRUCTURE STATEMENT

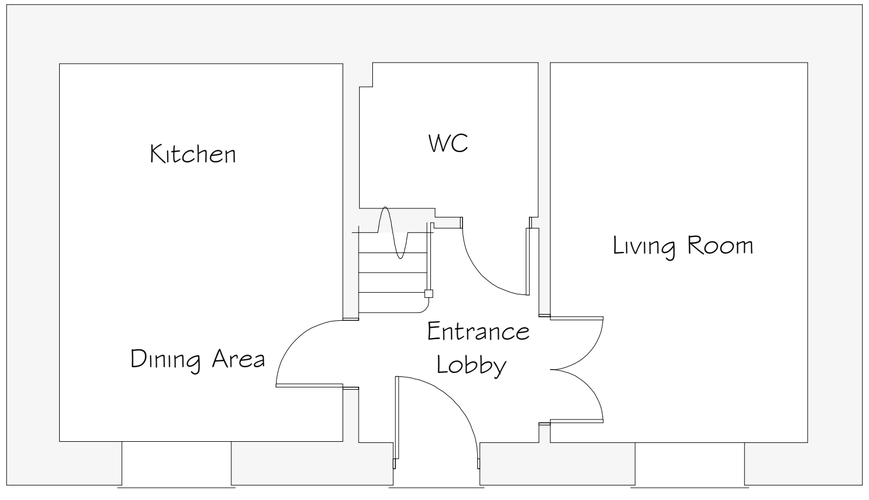
The proposed Holiday let was created many years ago, the application is submitted to regularise a conversion. The conversion was completed allowing a vacant agricultural barn to have a purpose. The parcel of land offered little in terms of habitat for mammals however, the proposal gives opportunity to enhance an converted building and introduce features to provide a net bio diversity gain for the site. As noted on the elevations it is proposed 2 Schwegler 1SP Sparrow terrace boxes are installed as indicated. All lawned areas will continue to be maintained by owners of the site together with the adjacent properties GI will not be affected by the proposal put forward.

Schwegler 1FF bat box to be fitted to gable end as indicated.

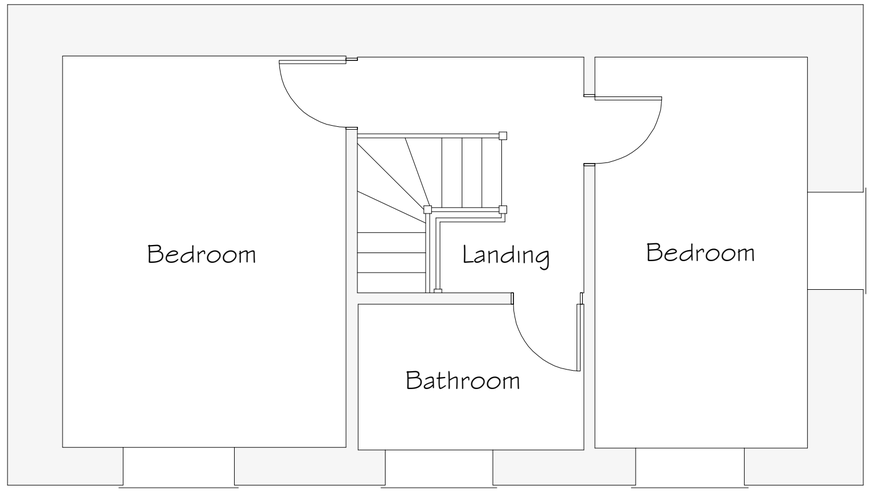


Schwegler 1SP Sparrow terrace box to be fitted prior to first beneficial use of the development.





Ground Floor Plan 1:50



First Floor Plan 1:50

Rev	Date	Detail	Initial
B	04/25	Additional Bat Box Added	D.J.E.
A	04/25	Bat box added	D.J.E.

Project: Proposed holiday let at
Ysgubor Ucha Farm
Pen y Bryn,
Penycae,
LL14 1UA

Title:	Scale: (A2)
As Built Plan	1:50 & 1:100

Drawn By:	Date:
L.Roberts	Jan 2025
Drawing No:	**Sheet:**
P163/002	1 of 1

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