

Llay Hall Farm Barns

This information is to be used for planning and listed building consent on the new applications P2010 0467 & 0468

Specification and location of nesting bird and bat mitigation measures

An ecologist report issued by The Tyrer Partnership on 26th May 2010 was submitted with our Planning and Listed Building Consent application on 27th May 2010.

Countryside Council for Wales commented on the report in their letter dated 2nd July 2010, and basically advised that the recommendations stated in the Report were appropriate and proportionate.

We therefore intend to comply with the recommendations regarded carrying out the works and also introducing the recommended mitigation measures referred to in Section 9.0 of the report and shown in Appendix ii namely:

House Sparrows

There are 48 diamond and cross type brick vents on the existing building consisting of 25 and 19 quarter brick holes respectively. In total 1056 No recesses. Of these recesses only 5 have nesting house sparrows. We will be retaining all 1056 vent holes and creating / reopening extra ones. Their depth will be reduced from 350mm to 250mm but this won't effect nesting. In addition if required by our Ecologist we will be put 4 No triple nest boxes for house sparrows on the retained stone building and the retained bin stores. Opportunities for nesting house sparrows will be increased rather than decreased by the scheme. For details of proposed nesting boxes see page 13 of the Ecology report.

Barn Owls

Although there are no barn owls in the vicinity of the barns we will provide a barn owl box (as detailed on page 13 of the Ecology Report) on the oak tree by the pond adjacent to the site .

Swallows

The two retained buildings in the courtyard which are to be used as bin stores will be used to accommodate nesting swallows as will the "now retained" stone car port building.

The two bin stores both have timber louvre screens as part of the new proposal. Gaps will be left in the louvres 300mm x 150mm wide (as suggested in the Ecology Report) to enable swallows to gain access for nesting. The retained stone building will provide nesting opportunities for swallows as there

is no plan to close off the open frontage. All 3 of these buildings have natural ledges for swallows nests (exposed trusses and purlins). If required by our Ecologist we will provide a ledge and 2 artificial nests as detailed on page 14 of the Ecology Report.

We can also provide additional nesting opportunities with garden sheds to 4 of the 9 properties. We only need 8ft x 6ft sheds which are partitioned off as the detail on page 14 of the Ecology report. We understand "planning wise" you may not want garden sheds, but these can be sited close to the houses in just 4 of the gardens and you could restrict any further development.

Bats

There are no existing bat roosts (contrary to CCW comments). However the Ecology report makes provision on Page 12 for the provision of 2 No bat roosts, one on the apex of the south facing gable at both ends of the barn.

6 No adapted bat bricks are to be installed in each of the gables in locations agreed with our Ecologist.

These mitigation measures cover all the recommendations in the Ecology Report and should be read in conjunction with it.

The timescales for all the mitigation work will be within the timescale of the development and will all be carried out post current nesting season and prior to next nesting season. The bat roosts and bat bricks can be installed as the pointing proceeds.