

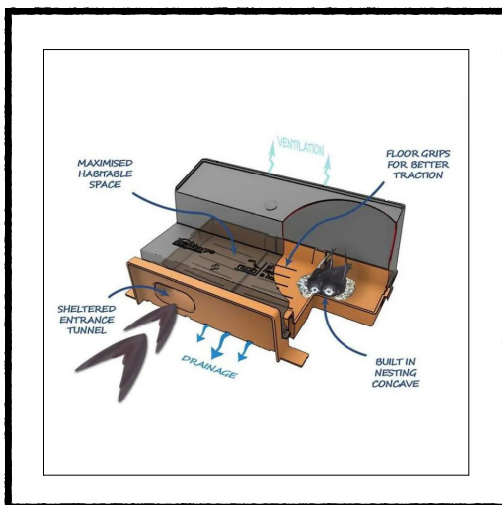
- BIRD NESTING BOX

Bird nesting box constructed from durable woodcrete, such as a Schwegler woodcrete bird box or similar approved product, securely fixed to the north- or east-facing side of the existing retained tree, approximately 2.5–3.0m above ground level, with a clear and unobstructed flight path and positioned away from direct sunlight. The box shall be installed using a tree-friendly adjustable fixing in accordance with RSPB nest-box siting guidance and shall be retained and maintained thereafter.



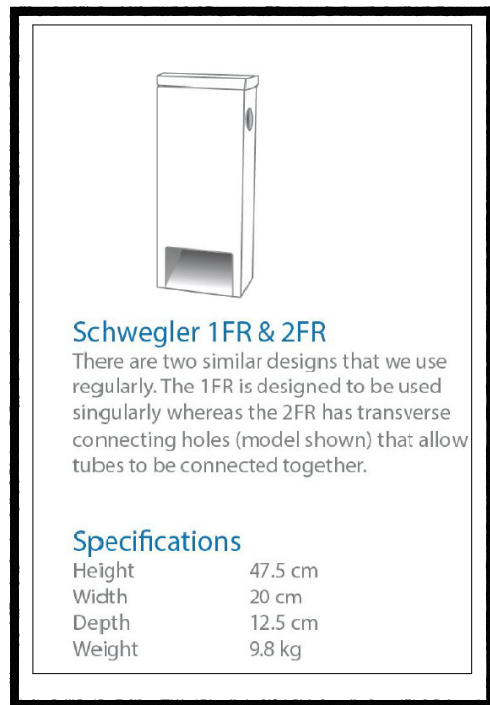
- INTEGRATED SWIFT BOX

Integrated swift box. Example specifications for integrated swift boxes include the Manthorpe 'GSWB' Swift Brick or the Vivara Pro Cambridge Brick Faced Swift Nest Box. The swift box should be located on a northerly orientation, ideally above 5m high or under the first floor soffit of the dwelling.



- INTEGRATED BAT BOX

Schwegler 1FR/2FR bat tube or similar, should be installed on a southerly aspect / orientation, ideally 3-7 meters above ground in a position near the eaves, avoiding areas next to windows, doors and wall climbing plants.



Schwegler 1FR & 2FR
There are two similar designs that we use regularly. The 1FR is designed to be used singularly whereas the 2FR has transverse connecting holes (model shown) that allow tubes to be connected together.

Specifications
Height 47.5 cm
Width 20 cm
Depth 12.5 cm
Weight 9.8 kg

- INSECT SHELTER

A purpose-built refuge providing nesting and overwintering habitat for beneficial insects. Construct from untreated, sustainably sourced timber with a weatherproof roof. Include a mix of hollow bamboo canes, drilled hardwood blocks with smooth, blind-ended holes of varying diameters, and loosely packed bark, twigs and pine cones. Secure all materials firmly and position in a sheltered, dry location close to flowering plants. Avoid treated timber, plastics and sharp edges.



NOTES

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.
2. All work is to comply with current Building Regulations and allied legislation.
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.
4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.
5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety (CDM) Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.
6. All dimensions shown in millimetres.
7. Footprint of buildings shown at 10m above ground level.



PROPOSED SITE LAYOUT PLAN
SCALE 1:250



CONDITION 12 - BIODIVERSITY ENHANCEMENTS

Prior to the commencement of construction, a scale, colour plan of biodiversity enhancements on the site, to include the number, specification, and location of enhancements such as bat boxes, bird boxes, insect shelters, and hedgehog highways, as well as evidence of the removal of invasive species and a native planting regime, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

rev:	date:	description:	Site area = 0.117 ha
scale:	1:250	A1	date: 15 / 06 / 2026
drawing no:	1565 / PCOND / 2	drawn:	AT
drawing:	CONDITION 12 BAT & BIRD BOX MITIGATION		
project:	LAND AT 87 COPSEWOOD WAY, NORTHWOOD		
client:	MR & MRS PATEL		



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