

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.

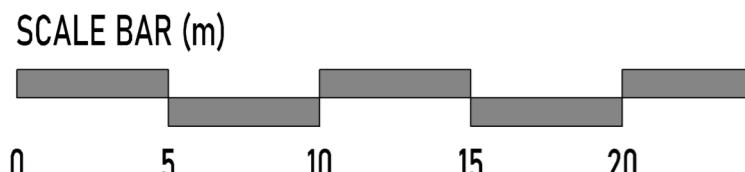
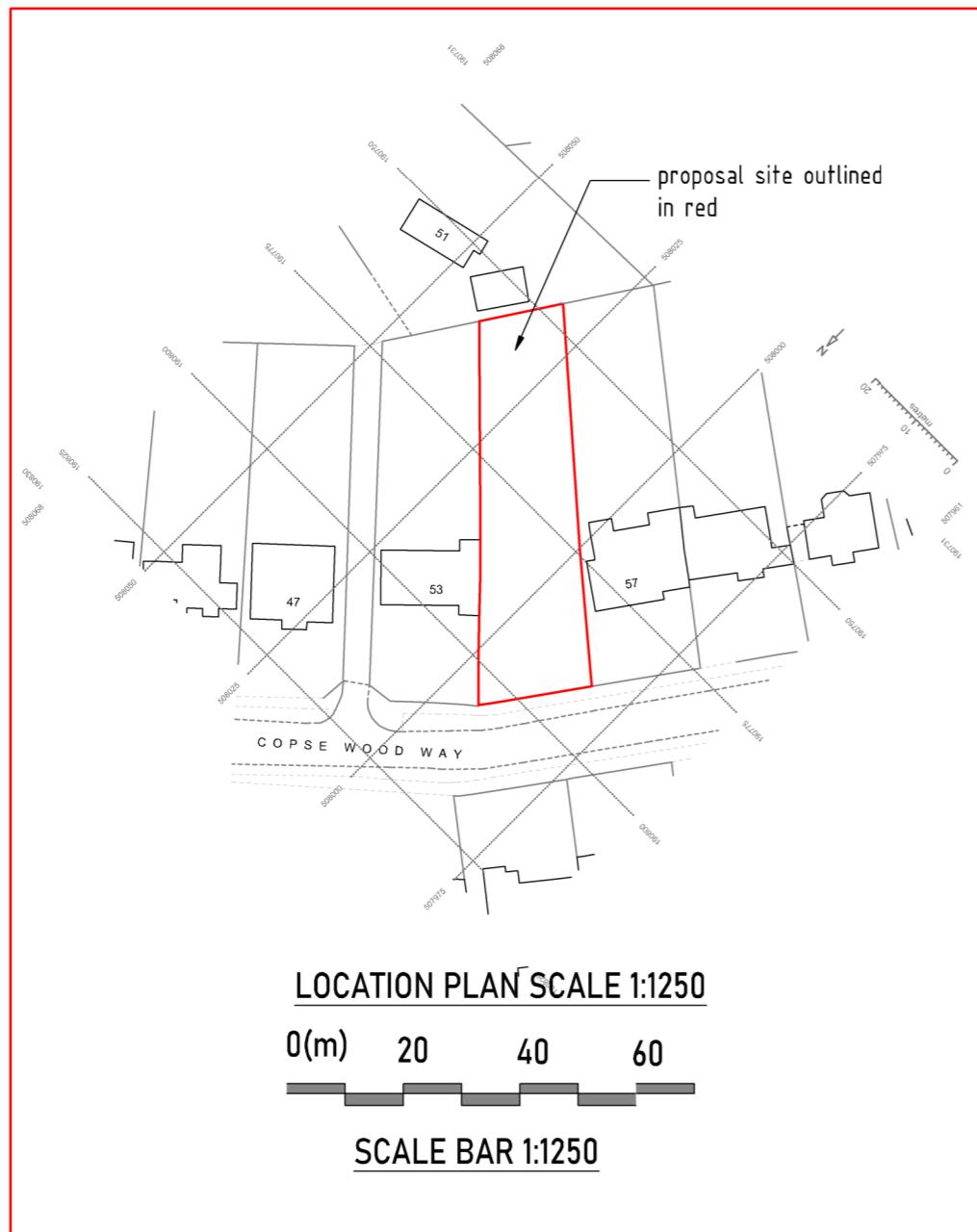
5. All works on site, managed and implemented as a result of the designs indicated on the drawing, are to be given full consideration for compliance with the Health and Safety CDM Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.

6. All dimensions shown in millimetres.

7. Footprint of buildings shown at 1.0m above ground level.

BAT BOXES WITHIN REAR GARDEN AS PER ECOLOGIST RECOMMENDATIONS
UNDER BAT IMPACT MITIGATION AND COMPENSATION SCHEME

Installation of 3x 2F Schwegler Bat Boxes and 1x 1FF Schwegler bat box within the property - Bat boxes will be used by various bat species, and these high quality bat boxes will be installed in suitable high locations facing appropriate aspects, close to clutter, so to have a chance of success. Common pipistrelle and brown long-eared bats as well as other bat species will use these bat boxes for roosting purposes and are appropriate mitigation for the roost type present. Four such boxes will be installed before the works begin, which will be secure and undamaged during all of the proposed works eg the bat boxes to compensate for the loss of the bat roost at the loft. All four bat boxes will be installed at about 5-6 metres above ground level up mature trees. The bat boxes will provide a wide range of bat roosting sites which will be available during and after the period of the works. The bat boxes will be mainly South-east or South-west facing but with one 2F bat box North facing so there are a variety of microclimates available especially in hot weather. Branches will be cleared around the bat boxes so access is easy for the bats and there must be no artificial lighting of any type illuminating the bat boxes at night. ***SEE BAT BOX LOCATIONS ON SITE PLAN**



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PLANNING APPLICATION

PROPOSED SITE LAYOUT PLAN
SCALE 1:250

