PRELIMINARY ROOST APPRAISAL (PRA) REPORT

30th November 2022

32 Bury Road, Poole, Dorset BH13 7DG

On behalf of: Mr and Mrs Mellor

Agent/planner: Pure Town Planning

ABR Ecology Ltd

REPORT ISSUE SHEET:

Draft/Final:	Final (no further survey recommendations)
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Agent/planner:	Matt Annen of Pure Town Planning
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Report approved for issue by:	Amy Parsons BSc (Hons) ACIEEM
Local Planning Authority:	BCP Council (Poole area)
Planning application number (if known):	APP/22/01364/F

Survey data lifespan

Information and data provided within this report is considered accurate at the time of writing. Bat survey data is considered valid for 18 months from the survey date for planning purposes only. However, as bats are a highly mobile species, update survey(s) will likely be required if (but not limited to):

a) The condition of the building(s) and/or general site changes; and/or
b) If the nature and/or extent of the proposed works change.

If a Natural England bat licence is required (i.e., if a bat roost is identified during an update survey(s) and impacts on the bat roost(s) will occur), update bat survey(s) will likely be required for the bat licence application. Preliminary Roost Appraisal (PRA) (i.e., building inspections) data is considered valid for 3 months prior to a bat licence application; and bat activity survey data (emergence/re-entry surveys) is considered valid within the then 'current' bat survey season (e.g., if activity surveys are conducted in the summer survey season (May-September) 2022, emergence/re-entry data is considered valid until 30th April 2023 for the bat licence application).

Reporting and data validity

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been conducted prior to issue of this report. However, ABR Ecology Ltd cannot accept responsibility for any inaccuracies and/or discrepancies with third-party data supplied within this report.

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Contents

Executive summary

- ABR Ecology Ltd were commissioned by Mr and Mrs Mellor to undertake a Preliminary Roost Appraisal (PRA) at 32 Bury Road, Poole, Dorset BH13 7DG to advise on the presence/absence of bats at the property. This report was requested to support a full application for '*demolition of existing dwelling and erection of a replacement dwelling with ancillary pavilion and formation of a natural pool'*.
- The PRA was undertaken on the 31st October 2022 by Natural England class 1 licensed bat ecologist Sophie Morris and assistant ecologist James Gooding. The survey revealed no evidence of bats in the form of droppings, staining or the presence of bats internally and the external assessment of the property revealed that the buildings and trees held '**negligible potential'** for roosting bats due to a lack of access points, roosting provisions, and roosting features.
- The buildings and trees are not considered to hold the potential to support roosting bats and so no further works are required. However, should 18 months pass without works taking place (and/or any material change occur to the buildings, roofs or trees), this report will no longer be valid and an update site visit to reassess the buildings and trees would be required.
- There are bat records within 1km of the site. A 'bat-friendly' lighting strategy is detailed in Section 5 to ensure the proposed works do not impede foraging and commuting bats which may be using the gardens and general surrounding area.
- Six trees will be removed as part of the development. Replacement tree planting will be needed and is detailed in Section 5.
- A tawny owl box was noted on the Lawson cypress tree that is located in the middle of the site. The tree will be removed as part of the development. A mitigation strategy is detailed in Section 5 for any vegetation clearance / tree felling works to protect nesting birds.
- To ensure the application is compliant with The National Planning Policy Framework (NPPF) and local planning policy, one integrated bat tube, three swift bricks and two solitary bee bricks will be provided. Enhancements are detailed in Section 5 of this report.

1. Introduction

ABR Ecology Ltd were commissioned by Mr and Mrs Mellor to undertake a Preliminary Roost Appraisal (PRA) at 32 Bury Road, Poole, Dorset BH13 7DG (central grid reference: SZ 05506 90271) to advise on the presence/absence of bats at the property. This report was requested to support a full application for '*demolition of existing dwelling and erection of a replacement dwelling with ancillary pavilion and formation of a natural pool*'.

The PRA was undertaken on the 31st October 2022 by Natural England class 1 licensed bat ecologist Sophie Morris and assistant ecologist James Gooding. Existing elevations are provided in Appendix 1 and proposed elevations are provided in Appendix 2.

Site context

The application site comprises a residential property consisting of a detached house with a detached garage and a shed in Poole, Dorset. The immediate surrounding landscape comprises residential housing and gardens, with mature tree avenues. In the wider surrounding landscape, Luscombe Valley Site of Special Scientific Interest (SSSI) is located approximately 370m from the site and the seafront is 1km south of the site. The surrounding landscapes are considered to provide good foraging opportunities and commuting corridors for bats.

Aims and scope of this report

This report is based on the results of the PRA, which was principally aimed at determining if a bat roost is present within the property and/or whether the buildings/trees have 'potential' to support roosting bats in line with The Bat Conservation Trust (BCT) Good Practice Survey Guidelines (Collins, 2016).

This report aims to establish whether the proposed works hold the potential to impact on roosting bats and identifies whether there is a requirement for further activity (emergence/re-entry) surveys, which may inform the need for a bat European Protected Species (EPS) licence or Bat Mitigation Class Licence (BMCL) to allow the works to proceed lawfully.

2. Legislation and planning policy

Legislation and UK BAP priority bat species

Legislation

In England, all bats are legally protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended). Additionally, all bats are fully protected under Annex IV of the EC Habitats and Species Directive (1992), which is transposed into UK law under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

The legislation protects bats from many activities and acts, including to:

1. Deliberately take, injure or kill a wild bat.
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturbing a group of bats.
3. Destroy or damage a place used by bats for breeding or roosts (even if bats are not occupying them at the time).
4. Intentionally or recklessly obstruct access to a bat roost.
5. Possess or advertise/sell/exchange a bat species found in the wild in the EU (dead or alive) or any part of a bat.

UK BAP priority bat species

Several species are listed under the UK Biodiversity Action Plan (UK BAP) (JNCC, 2016) as priority species due to their vulnerability or rarity as listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006), and Section 40 places a duty to conserve biodiversity on all public authorities.

These include bats including barbastelle (*Barbastella barbastellus*), Bechstein's bat (*Myotis bechsteinii*), brown long-eared bat (*Plecotus auritus*), both species of horseshoe bat (*Rhinolophus spp*.), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*).

National and local policy

NPPF – The National Planning Policy Framework

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2021) sets out the Government's planning policies for England and how these should be applied. In the context of this report, Section 15 of NPPF is relevant and applicable, Section 15 states:

'*Planning policies and decisions should contribute to and enhance the natural environment by, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*.'

New developments and projects are supported where plans promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue measurable net gains for biodiversity.

To ensure this application is compliant with Section 15 of NPPF, wildlife/habitat enhancements will be required to demonstrate a biodiversity net gain as an outcome of the project/development.

The Poole Local Plan (2018)

The Poole Local Plan (Poole Borough Council, 2018) Policy PP33 'Biodiversity and geodiversity' states:

'*Proposals for development that affects biodiversity, and any sites containing species and habitats of local importance, including Sites of Nature Conservation Interest (SNCI), Local Nature Reserves (LNR), ancient woodland, veteran trees and species and habitats of principal importance must a) demonstrate how any features of nature conservation and biodiversity interest are to be protected and managed to prevent any adverse impact; b) incorporate measures to avoid, reduce or mitigate disturbance of sensitive wildlife habitats throughout the lifetime of the development; and c) seek opportunities to enhance biodiversity through the restoration, improvement or creation of habitats and/or ecological networks'*.

It is the applicant's/landowner's responsibility to ensure that the proposed development proceeds in full compliance with this report and/or any update version report thereafter, that works are undertaken lawfully, in compliance with national and local policy, and in accordance with all conditions of the obtained planning consent.

3. Methodology

Desktop data search

Dorset Environmental Records Centre (DERC, 2022) was contacted to provide any records of bats and any bat roosts within a 1km radius of the application site. These records were used to inform the assessment of the site in its potential to support roosting bats and commuting bats. This information will also be used to identify any possible cumulative effects on bats within the local area through existing and proposed developments.

Bats

Preliminary Roost Appraisal (PRA)

Natural England class 1 licensed bat ecologist Sophie Morris and assistant ecologist James Gooding undertook the PRA of the buildings and trees on site. Timing and weather conditions for the survey are provided in the table below:

Survey date	Time of survey	Surveyor(s)	Equipment used	Weather conditions		
31/10/2022	14:30pm	Sophie Morris and James Gooding	High-powered torch, extendable ladder, and binoculars	Temp:	Okta cloud cover:	Beaufort wind force:
				13°C	8/8	1/12

The survey was undertaken in accordance with the Bat Conservation Trust (BCT) Good Practice Survey Guidelines (Collins, 2016). A thorough search for evidence of bats was undertaken in any internal loft spaces or voids and on any external features of the buildings, notably any windowsills, walls, floors and flat surfaces, and on the trees including any cavities, knot holes, tear outs, and external features. Evidence of roosting bats include:

- Presence of live/dead bats;
- Bat droppings - distinguished from rat/mouse droppings by their crumbly texture;
- Staining from fur around access points; and
- The presence of feeding remains, such as insect wings and casings.

A building/tree was identified as a 'confirmed' bat roost if evidence of roosting bats was recorded. If bat droppings were present, a sample of droppings were collected and sent to Swift Ecology Ltd for DNA analysis to confirm the species of bat present.

Most native bats in the UK are crevice-dwelling species, with bats roosting in remote areas, such as between tiles and membrane, behind cladding, at wall tops, in cavities, soffits, behind lead flashing, lifted bark, knot holes, tear outs, and frost frees to name a few examples.

Evidence of these species is often concealed and/or inaccessible due to the remote nature of the roost. Therefore, where no evidence of roosting bats was recorded, an assessment on the availability of potential roosting areas and bat access points around the building/tree, as well as the quality/availability of surrounding bat habitat, was conducted. The building/tree was then assigned a category based on a sliding scale of 'negligible' to 'high potential', in accordance with the BCT Guidelines (Collins, 2016):

Bat roosting potential	Description
'High potential'	A building/tree with one or more potential roosting sites that are highly suitable for use by many bats on a regular basis and for a longer period of time.
'Moderate potential'	A building/tree with one or more potential roosting features that could be used by bats due to appropriate conditions but are unlikely to support a bat roost of important conservation status (roost type only, not species).
'Low potential'	The building/tree features one or more potential roosting features that could be used by bats opportunistically. These features do not provide the appropriate conditions to be used on a regular basis by large numbers of roosting bats.
'Negligible potential'	The features of the building/tree are negligible and are highly unlikely to be used by roosting bats.

Nesting birds

A search for evidence of nesting birds was conducted during the initial site visit. Birds will nest in buildings and habitats such as hedgerows, scattered trees, shrubbery and mature scrub.

Survey limitations

Preliminary Roost Appraisal (PRA)

Potential evidence of crevice-dwelling bats may have been missed due to the nature and remote location of potential roosting areas. However, binoculars were used to identify any potential bat droppings on the exterior features of the buildings/trees, where possible.

The site visit provides a 'snapshot' of the site and does not take into account seasonal variation. Species may have been overlooked due to the constraints of the season and time in which the survey was undertaken. A lack of evidence of a species does not confirm its absence from site, rather there was no indication of its presence at the time of survey.

Reporting and data validity

The data within this report should not be seen as comprehensive. Data obtained from the DERC (DERC, 2022) data search is unlikely to provide a complete record of species within the search area. It is therefore possible that a bat species may occur within the vicinity that has not previously been identified within the data search.

This report is considered valid for 18 months from the survey date for planning purposes only; and is only intended for the proposed plans outlined within this report. If any material changes to the buildings/trees/site occur or if the nature and/or extent of the proposed development changes, an update visit to reassess the buildings/trees will be required, as any conclusions provided herein may not be valid.

4. Results

Desktop data search

DERC (DERC, 2022) provided records of bats and bat roosts within a 1km radius of the site, and the results of which are provided below.

Species	Number of records	Most recent record	Closest record to site
Common pipistrelle	5	2020	340m southwest
Long-eared sp.	1	2012	475m northwest
Pipistrelle sp.	2	2005	965m south
Serotine	1	2016	1km north
Soprano pipistrelle	1	2016	1km north

There are records for long-eared sp. *(Plecotus sp.)* bats within 475m of the property, as these light sensitive bats are known to be within the area, a 'bat-friendly' lighting strategy is detailed in Section 5 of this report.

Preliminary Roost Appraisal (PRA)

Building descriptions

Descriptions of the buildings surveyed for roosting bats are provided in the table below and photographs of the buildings are provided in Appendix 3:

Building name	Description
House	▪ The 1960's property comprises a detached house constructed of rendered block elevations. ▪ The roofs are pitched and constructed of concrete interlocking roof tiles and concrete ridge tiles. ▪ A porch with a pitched and hipped roof constructed from lead is present on the northeast elevation. ▪ Several single-storey extensions with pitched lead covered roofs are present at the southwest and northwest elevations. ▪ uPVC soffits, fascia, window and doorframes are present. ▪ An internal chimney is present in the centre of the building with lead seals. ▪ Sky windows are present across the roof. ▪ One loft is present within the house and a description of which is provided below: - The loft void runs northwest to southeast and measures approximately 5.3m in length, 3.6m in width and 1.6m in height to the apex. - The roof is lined with bituminous 1F type felt. - The loft void is partially boarded through the centre, with fibreglass insulation present. - A wooden ridge beam and king posts are present.
Garage	▪ A single-storey detached garage is present to the east of the house and is constructed of cinderblock and rendered elevations. ▪ The roof is pitched and constructed of concrete interlocking roof tiles and concrete ridge tiles. ▪ uPVC soffits and fascia are present. ▪ Wooden door frames are present.

	▪ Internally, the garage is open from floor to ceiling, with a webbed truss and floating ridge beam. The internal of the garage is lined with bituminous 1F felt.
Shed	▪ A prefabricated wooden shed with a pitched roof covered with bituminous 1F type felt is present to the east of the house. ▪ No enclosed loft void is present.

Evidence of bats recorded

No evidence of roosting bats was recorded within or around the buildings on site, despite a thorough inspection.

Buildings assessment – potential bat roosting areas and bat access points

An inspection of the internal and external features of the buildings was undertaken to identify any potential bat access points and potential areas where bats could roost, and these are summarised below:

Building name	Potential bat access points	Potential roosting provisions	Potential of the building
House	▪ The roof tiles were in good order and were flush with no potential ingress points noted. The soffits were tight and flush along the elevations. The seals around the chimney and windows were tight. No suitable gaps or roosting provisions were noted.	▪ No potential roosting provisions were present, no external crevices were noted.	'Negligible potential' for roosting bats
Garage	▪ The roof and soffits were tight and flush along the elevations. No suitable gaps or roosting provisions were noted.	▪ No potential roosting provisions were present.	'Negligible potential' for roosting bats
Shed	▪ The building was unsuitable for roosting bats and no suitable gaps or roosting provisions were noted.	▪ No potential roosting provisions were present.	'Negligible potential' for roosting bats

The buildings were assessed and were deemed to hold 'negligible potential' for roosting bats in line with the Bat Conservation Trust (BCT) Good Practice Survey Guidelines (Collins, 2016); this was due to a lack of potential bat roosting provisions and/or bat access points around the buildings' exteriors. Roosting bats are not considered to be impacted by the proposals for demolition of the existing dwelling and erection of a replacement dwelling with ancillary pavilion and formation of a natural pool. Further details regarding the validity of this report are provided in Section 5 below.

Bats - trees

The trees to be impacted by the proposed works were not noted to possess any Potential Roosting Features (PRFs) for bats; therefore, the trees are considered to hold 'negligible potential' for roosting bats. Roosting bats are not considered to be impacted by the proposed tree removal. However, as the proposals involve the removal of six trees (Gwydion's Tree Consultancy, 2022) to facilitate the development and replacement tree planting is required under BCP Council's Biodiversity Net Gain Note (BCP Council, 2022). Replacement tree planting is detailed in Section 5 of this report.

Nesting birds

A tawny owl box was noted on the Lawson cypress to be removed. Furthermore, the trees on site offer good opportunities for nesting birds. Six trees will be removed as part of the development, and a mitigation strategy for vegetation clearance/tree felling is detailed in Section 5 of this report.

5. Biodiversity mitigation and enhancement plan

Conclusions on roosting bats

The PRA of the property and trees to be impacted was undertaken, and the buildings/trees were considered to hold 'negligible potential' for roosting bats due to a lack of suitable bat roosting provisions and potential access points. Roosting bats are not considered to be impacted as part of the proposed works and therefore no further action is recommended in relation to the demolition of the existing dwelling and erection of a replacement dwelling with ancillary pavilion and formation of a natural pool.

It must be noted that the PRA provides a 'snapshot' of the conditions at the time of survey and does not account for seasonal changes. It is always possible for bat species to ingress at any point in the future, and therefore it is recommended that if 18 months pass and no works have been undertaken, and/or if the condition of the buildings change, an update PRA is undertaken to assess whether the potential of the buildings to support roosting bats has altered.

In the unlikely event bat(s) are encountered at any stage, work will cease and Natural England or a suitably qualified bat ecologist must be sought for advice by the applicant/landowner. The applicant must be aware of the severe penalties associated with bat crimes and their legal obligation to report this information.

In the event a bat is discovered, the nature of the advice will concern allowing the bat(s) to leave on their own accord or waiting for a licensed person to remove the bat(s). A bat licence may then be deemed necessary following the necessary survey work. **All building contractors/roofers are explicitly forbidden from handling bats or interfering with bats in any way.**

Foraging and commuting bats

The general surrounding area and gardens are considered suitable for commuting and foraging bats, and there are records for long-eared bats within 1km of the site (DERC, 2022). Artificial lighting can impact local bats as it can impede their ability to forage successfully and can deter bats from commuting across the property (BCT & ILP, 2018). Therefore, to ensure any lighting disturbance on bats is minimized, the following strategy for artificial lighting around the property will be adhered to:

- Where lighting is required for health and safety purposes only, any external lighting required as part of the scheme (e.g. security lighting) will be motion-triggered, set on timers (1 minute or less) and directional towards the ground to avoid upward light spill.

- Any light spill must be directed away from the roof and from surrounding tree canopies and vegetation.
- All luminaires used will lack UV elements when manufactured. Metal halide, fluorescent sources will not be used.
- LED luminaires will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700Kelvin) must be adopted to reduce blue light component.
- Luminaires must feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- Internal luminaires will be recessed where installed in proximity to windows to reduce glare and light spill.
- The use of specialist bollard or low-level downward directional luminaires to reduce upwards lighting spill can be considered, however, should be used as a final resort.
- Column heights should be carefully considered to minimise light spill. Only luminaires with an upward light ratio of 0% and with good optical control must be used.
- Luminaires will always be mounted on the horizontal, i.e., no upward tilt.
- No lighting will be erected within 5m of the enhancement bat roosting tube as detailed under 'Biodiversity enhancements' below.

Replacement tree planting

A small group of three trees and three mature trees will be removed (Gwydion's Tree Consultancy, 2022). Under the BCP Council's Biodiversity Net Gain Note (BCP Council, 2022), replacement tree planting is required to offset the loss of trees through development. Four of the trees to be removed are native/of ecological value, and therefore a total of seven trees comprising native and fruit species must be planted within the site to offset the loss of trees. The number of replacement trees required is calculated as follows:

Trunk of tree lost to development (cm)	Number of trees/species to be lost that fall within trunk size category	No. of replacement trees required per tree to be lost (all replacement trees must be 16-18cm in girth)	Total number of replacement trees required for each category
Less than 15	Apple (part of G3 – refer to arb report) (3)	1	3
15-19.9	0	1	N/A
20-29.9	0	2	N/A
30-39.9	0	3	N/A
40-49.9	Yew (T9 - refer to arb report) (1)	4	4
50-59.9	0	5	N/A

60-69.9	0	6	N/A
70-79.9	0	7	N/A
80+	0	8	N/A

The following specifications and management will be adhered to for new tree planting; a mixture of British native species must be planted to mitigate for the loss of trees (see Appendix 4 for plan):

Short-term management and planting

- The seven replacement trees will comprise a mixture of 25% fruit tree such as crab apple, apple, plum and pear and 75% native species such as oak, beech, rowan, whitebeam, and lime. The trees must be sourced from British-grown bare root stock. The trees sourced must be between 16-18cm in girth.
- The trees roots must be soaked in water prior to planting, which will take place from September and early May only during a mild spell. The trees will be planted a minimum of 3m apart to ensure sufficient growing space; the holes must be generous and at least one third larger than the roots of the trees and will be dug-in with well-rotted manure/compost prior to planting.
- The trees will be placed in the holes and supported with ties and a stake to ensure they are in an upright position. A plastic water channel will then be installed for each tree starting at the base of the roots to surface level to direct waters into the root system.
- Once the stakes, ties and channels are in place, enriched compost will be backfilled over the roots and bedded in to ensure the trees are stable and upright. Immediately after planting the trees will be kept well-watered for the first month to ensure establishment. Any diseased/dead whips must be replaced.

Long-term management plan

- Once planted, the trees must be maintained by the landowners. This will include watering of the trees where required during drought periods and annual pruning to maintain the health of the trees. Any diseased/dead whips will be replaced with the same species.

Nesting birds

The trees on site provide habitat for nesting birds. Therefore, the following mitigation strategy is proposed to minimise impacts on any potential nesting birds on-site or within the vicinity:

- Prior to works commencing, the retained trees will be protected through the installation of a 'Heras fence' / tree root protection fencing in line with the associated arboricultural report. The fencing must remain in place throughout duration of the works and will only be removed post-construction; this is to protect any vegetation from accidental damage by arms of machinery etc. which could disturb/damage nests.

- Preferably, the proposed tree felling will be undertaken outside of the nesting bird season. This is considered to run between 1st September and 28th February when birds are least likely to be nesting.

- Should the tree felling / any vegetation clearance take place between the 1st March and 31st August, a pre-works check of the tawny owl box and for nesting birds must be undertaken by a suitably experienced ecologist. Where nesting birds are encountered where nesting is active, clearance/felling must be postponed in this area until the nestlings have fledged. A second check by the ecologist will be required in this case to determine if the fledglings have left the nest.

- **If a bird's nest is encountered at any other unsupervised time, all works in the area must cease immediately the ecologist must be contacted immediately to provide further advice.**

- The tawny owl box will be moved to another retained suitable mature tree on site, once a pre-works check has been undertaken to make sure that the box is not being used prior to the felling works.

Biodiversity enhancements

To comply with the National Planning Policy Framework (NPPF) and local planning policy, the following biodiversity enhancements will be provided as part of the development (see Appendix 4 for enhancement plan):

- The new property will feature two solitary bee bricks (https://www.nhbs.com/bee-bricks) on the side southeast elevation. These will be installed at least 0.5m from the ground.

- One 'Vivara Pro Build-In Woodstone Bat Tube' (https://www.nhbs.com/vivara-pro-build-in-woodstone-bat-box) will be installed in the side southeast elevation of the property. The material below the box must not be slippery / shiny and provide grip for bats.

- Three 'WoodStone Build-in Swift Nest Boxes' (https://www.nhbs.com/woodstone-build-in-swift-nest-box-deep) will be installed at eaves level on the northwest elevation of the building; the boxes

must have a clear entrance path not obstructed by trees, cables, creepers or aerials.

- A total of one additional fruit tree will be planted to support local wildlife by providing food, nectar and shelter.
- Any new landscaping/planting will comprise a mixture of native species which are ecologically beneficial to local wildlife such as elm, hazel, spindle, hawthorn, holly, yew, oak, ash and elder.
- Any new fencing proposed as part of the scheme will be 'hedgehog-friendly'. Gravel boards/holes will be installed every 10m of any new fencing and will measure 13cm x 13cm.

6. References

Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) (2018). *Bats and artificial lighting in the UK - Bats and the Built Environment series.*

BCP Council (2022). *Biodiversity Net Gain Guidance Note.*

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Dorset Environmental Records Centre (DERC) (2022). *32 Bury Road, Poole - bats only data search 1km radius.*

Gwydion's Tree Consultancy (2022). *Arboricultural Impact Assessment & Method Statement – 32 Bury Road, Poole, Dorset.*

JNCC (The Joint Nature Conservation Committee) (2016). *UK BAP priority terrestrial mammal species.*

Ministry of Housing, Communities and Local Government (2021). *National Planning Policy Framework.*

Poole Borough Council (2018). *The Poole Local Plan.*

Stone, E.L., Jones, G., Harris, S. (2012). *Conserving energy at a cost to biodiversity? Impacts of LED lighting on bats.* Glob. Change Biol. 18, 2458–2465.

Appendix 1: Existing plans

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

MARLOW ARCHITECTS

EXISTING ELEVATIONS | SCALE 1:125 @ A3 | 2207 12 | 32 BURY ROAD

studio@marlowarchitects.co.uk | www.marlowarchitects.co.uk

Appendix 2: Proposed plans

FRONT ELEVATION (NORTH EAST)

SIDE ELEVATION (NORTH WEST)

MARLOW ARCHITECTS | PROPOSED ELEVATIONS | SCALE 1:125 @ A3 | 2207 07 | 32 BURY ROAD

studio@marlowarchitects.co.uk | www.marlowarchitects.co.uk

REAR ELEVATION (SOUTH WEST)

SIDE ELEVATION (SOUTH EAST)

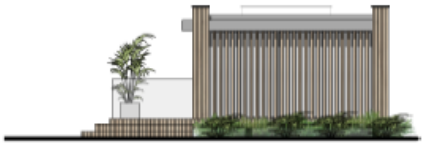
0 1 2 3 4 5 10m

MARLOW ARCHITECTS

PROPOSED ELEVATIONS | SCALE 1:125 @ A3 | **2207 08** | **32 BURY ROAD**

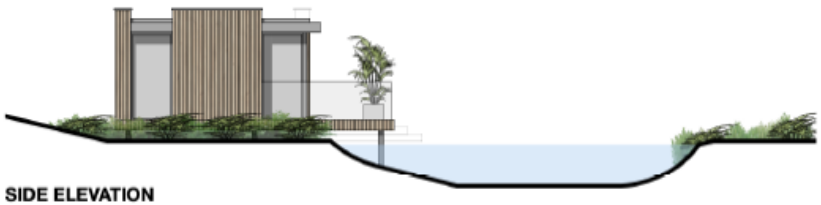
studio@marlowarchitects.co.uk | www.marlowarchitects.co.uk

FRONT ELEVATION

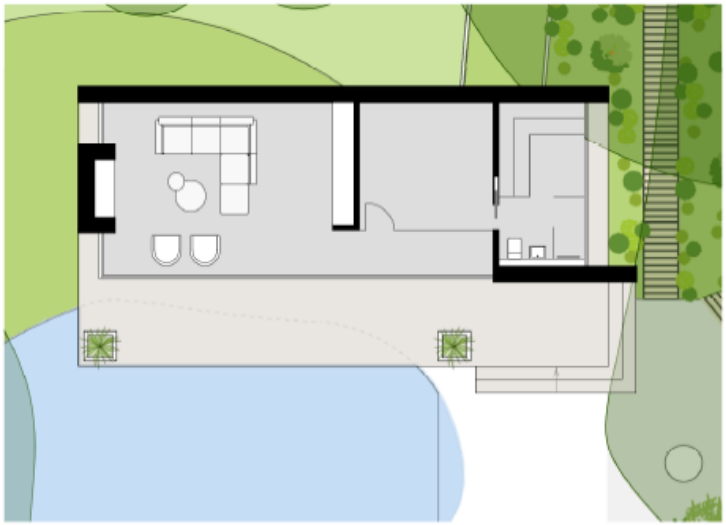


SIDE ELEVATION

REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN

0 1 2 3 4 5 10m

MARLOW ARCHITECTS

PROPOSED PAVILION | SCALE 1:125 @ A3 | **2207 09** | **32 BURY ROAD**

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Appendix 3: Photographs

Photo 1: Front northeast of house.

Photo 2: Rear southwest of house.

Photo 3: Internal of house loft void.

Photo 4: Detached garage in the east.

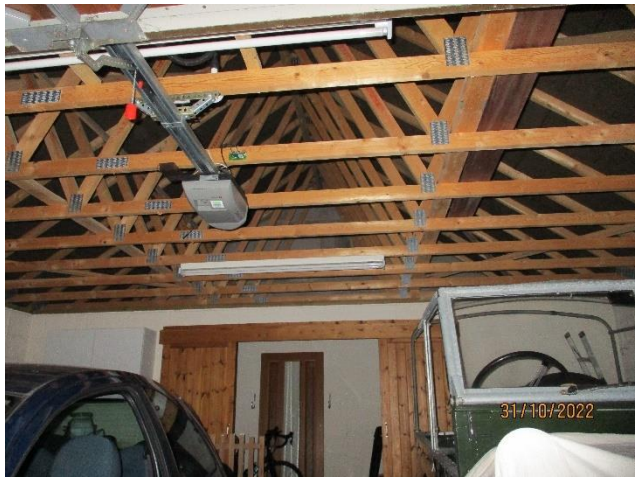
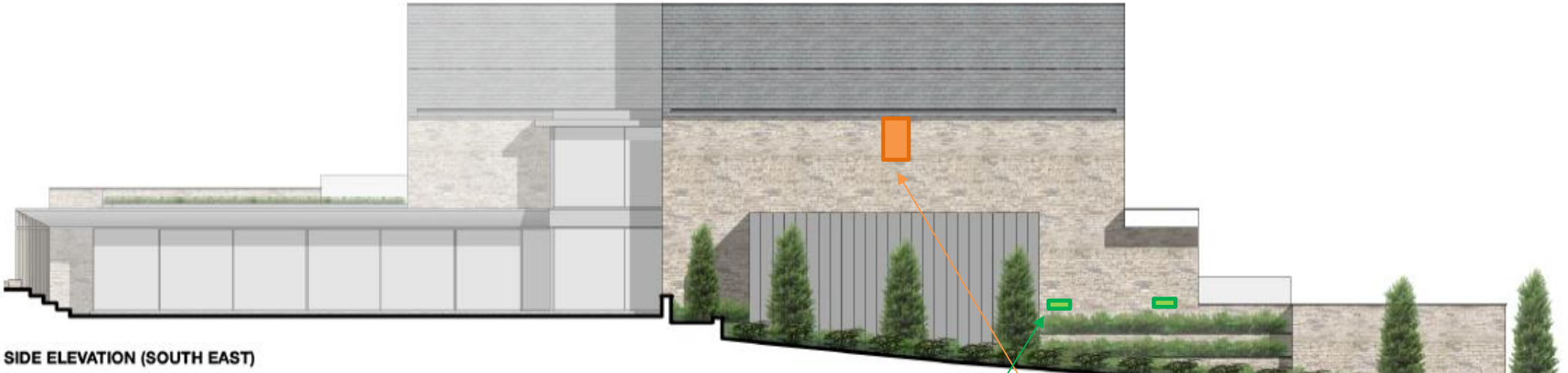


Photo 5: Internal of garage.

Photo 6: Shed.

Photo 7: Tawny owl box on Lawson's cypress that will be removed.

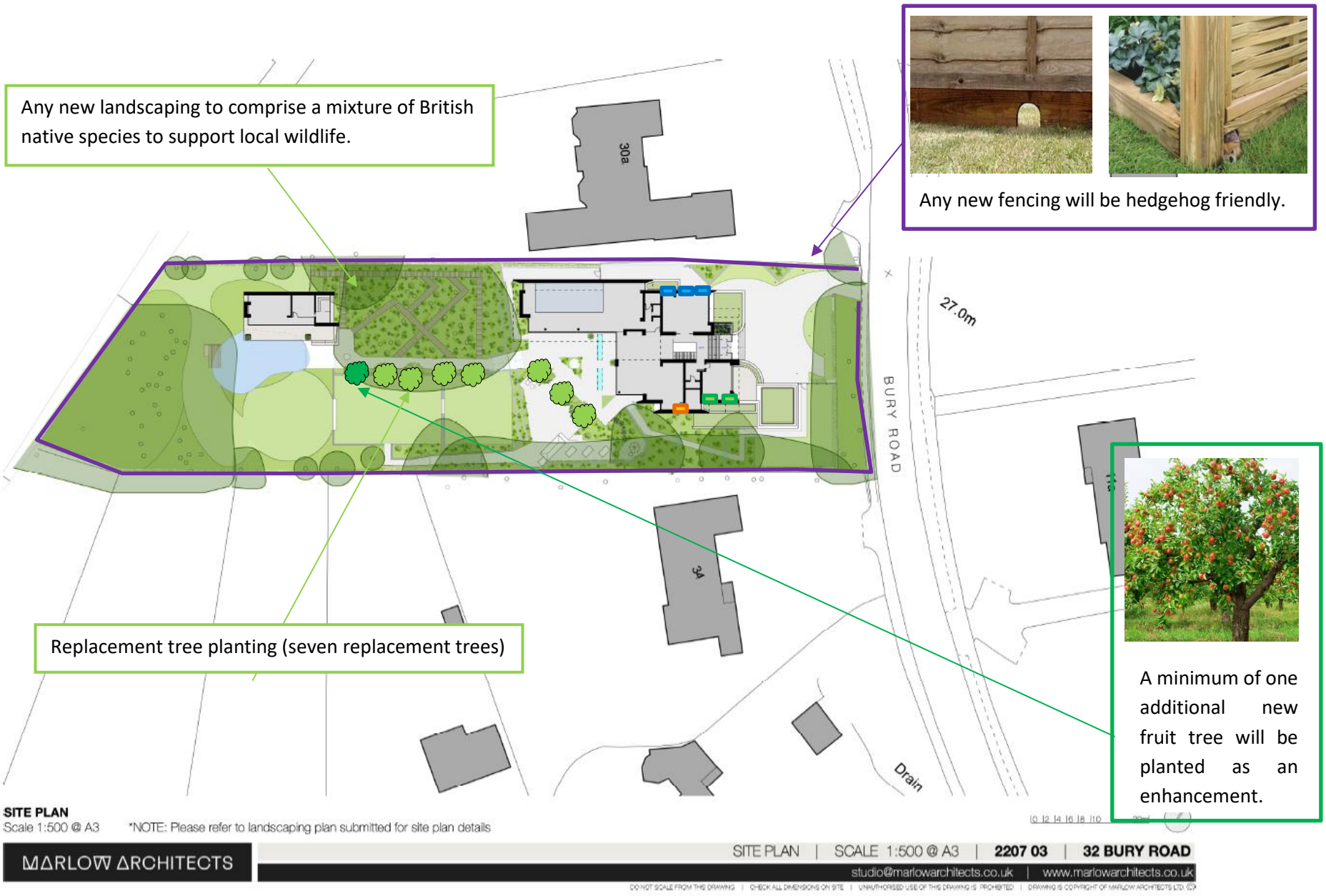
Appendix 4: Biodiversity enhancement and replacement tree planting plan



Two solitary bee bricks to be installed at approx. 0.5m from ground level.

One integrated bat tube will be built into the southeast elevation of the new dwelling as close to the eaves as possible.

Three 'WoodStone Build-in Swift Nest Box' will be installed in the wall of the northwest elevation as close to eaves level as possible and installed between 40cm – 60cm apart per brick.


Any new landscaping to comprise a mixture of British native species to support local wildlife.
Any new fencing will be hedgehog friendly.
Replacement tree planting (seven replacement trees)
A minimum of one additional new fruit tree will be planted as an enhancement.
30a
34
BURY ROAD
27.0m
Drain
SITE PLAN
Scale 1:500 @ A3
*NOTE: Please refer to landscaping plan submitted for site plan details
MARLOW ARCHITECTS
SITE PLAN | SCALE 1:500 @ A3 | 2207 03 | 32 BURY ROAD
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