

# Application B/21/0091 - Condition 5 - Landscaping

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Site:

***Red House Barn, Road, PE20 3SW***

Prepared by:

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Checked and Issued by:

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## Condition to Discharge

Extracted from the decision notice this document relates to the following condition:

No development shall take place above ground level until details regarding the inclusion of the enhancement measures as outlined in the approved Ecology and Protected Species Survey (Inspired Ecology Ltd, October 2020) have been submitted to and approved by the Local Planning Authority. The measures shall include:

- ☐ New hedgerows to be planted are to comprise native species.
- ☐ New trees and shrubs planted on the site are to comprise native locally appropriate species. Species that provide pollen, nectar and fruit should form part of the landscaping where possible to provide a food source for common birds.
- ☐ The grassed areas on the site are to be seeded with appropriate wildflower mixes.
- ☐ Specification, location, and number of a bat roosting unit.
- ☐ Specification, location, and number of birds boxes.
- ☐ Timetable for implementation of the above measures.

The approved works shall be carried out in accordance with the approved details.

Reason: In the interests of the natural environment in accordance with Policy 28 of the South East Lincolnshire Local Plan (2011-2036).

## Preliminaries

An ecological survey was conducted by Inspire Ecology Limited. The report looked for evidence of roosting/nesting of common and protected species.

The conclusion of the report recommended that a bat roosting box be installed, bird box be installed, and native species be used during planting.

## Bat roosting box

Despite no evidence of bats being present a bat roosting box is advised. It makes logical sense to include this box within the construction of the new walls. Following the recommended products in the Appendix of the Ecology report the roosting box will be in the middle of the gable of the garage.

The specification will be for Bat Box 003 by habitat (or similar product) which will be finished in brick slips of the proposed brickwork documented in J1751 - Condition 10 Materials. The box is 215mm 440mm x 102mm. The box will be located above 2.5m from the ground level to allow easier access for bats and to minimise accidental disturbance by humans.

For the avoidance of doubt we are proposing to install 1 Bat box as recommended in the ecology report on the Southern gable of the garage.

## **Bird boxes**

We propose 2 integrated birdboxes on the Southern wall of the property within the courtyard, for the avoidance of doubt this is the rear wall of the kitchen.

We will be specifying 2 Habitat Small bird Box which are dimensioned 215mm x 215mm x 120mm. These will be faced in brick slips of the proposed brickwork documented in J1751 - Condition 10 Materials.

## **Owl Box**

Despite not being suggested the applicant is keen to encourage sustainability and diversity in the wildlife and promote habitats for endangered species they have proposed the placement of an owl box on a pole mounted on at the end of the access road, outside of the courtyard. This is indicated on the proposed site plan.

## **Planting - Trees**

As recommended in the ecology report, trees and planting should be native species.

The landscaping scheme proposes 15 trees, 3 within the courtyard and 12 outside along the access track.

We are proposing to plant dogwood which will grow to 3 - 4m and produce fruit for birds and other wildlife. These trees should be planted at a depth of 15cm. We are proposing 2 within the courtyard and 4 along the track.

We are also proposing to plant blackthorn trees which will grow to 6 - 7m in height and produce fruit for birds and other wildlife. 1 is proposed within the courtyard with 8 along the access track. The saplings will be potted roots (3L) with an initial height of 500mm - 750mm.

The larger number outside the courtyard provides a more natural distribution and is a tree species that integrates well with hedgerows.

Please see the site plan for details for the plant distribution.

## **Planting - Hedges**

As recommended in the ecology report, hedges and planting should be native species.

We propose a hedgerow blend of 8 species: Hawthorn, Hazel, Beech, Hornbeam, Blackthorn, Viburnum, Field Maple, Dog Rose. These plants blossom, flower and fruit

which will support foraging and wildlife. There will be approximately 40m of hedgerow.

## **Implementation**

Planting and other landscaping works will be implemented during the recommend period of working (some plants are best planted in some seasons over others) which is closest to the end of the construction work. I.e. if the work completes in winter he planting will be carried out in the following recommended season for planting.

## **Additional Documentation**

To ensure full compliance the following additional documents have been included for inspection during the DISCON application to aid with the approval:

Condition 5 - Ecology Survey Red House Farm Brothertoft

Condition 5 - Habitat-Bat-Box-003

J1751-PL-07 - Proposed Site Plan