

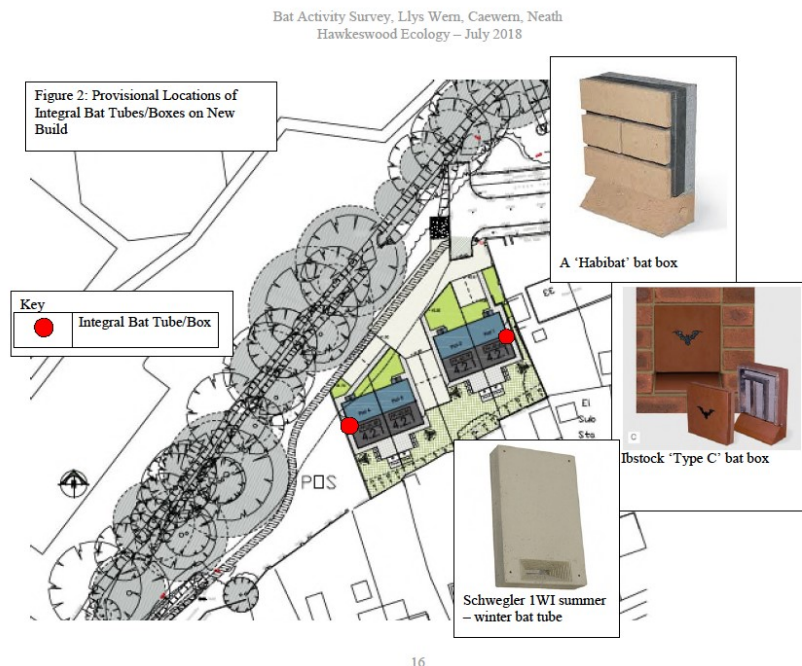
Steven Jenkins

From: iplan architecture <carl@iplanarchitecture.co.uk>
Sent: 24 April 2020 13:50
To: Steven Jenkins
Subject: Re: P2020/0296 Section 73 bungalow
Attachments: Report 032018.pdf

Hi Steve,

Thanks for your email regarding the above, with regards to Condition 5, I can confirm that due to the current coronavirus pandemic Tai Tarian are unable to carryout a consultataion with local residents of Llys Wern for the triangular parcel of land adjacent to no. 26 Llys Wern. It is Tai Tarians intention to communicate with local residents to review options for the land in question and will be encouraging community interaction. Please could I request that this be conditioned and imposed prior to the first beneficial use of dwellings.

Please see attached snapshot of the original ecological report regarding the positioning of bat boxes, we have also attached the report for reference:



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Advice was taken from Eric Hawkswood regarding the positioning of a bat box to the gable elevation of the bungalow (not shown above) and it was considered not to be necessary because of the lower level.

You will also see that originally there was to be a box located to the gable elevation of plot 1 but discussions have taken place due to the difficulty of installing and maintaining the box in this location and and Eric Hawkeswood agreed to the positioning of the box to the gable elevation of plot 2 instead of plot 1. (emails below)

Hi Carl,

For information! I confirmed verbally with Eric that there is no street lighting only PIR lighting outside each plot and we'd go with the eaves in Plot 2 & 4.

Thanks Rod