

15th January 2024

Biodiversity enhancement scheme

1.0 Purpose and aims of this report 1.1 Introduction

By the instructions of our client Mr & Mrs. Pearson, Roger Roberts Surveys Limited have been commissioned to undertake a Biodiversity enhancement scheme for the property know as 14 Heathland Way, Llandarcy, Neath, SA10 6FS. A three storey semi-detached dwelling, which is undertaking planning permitted development approval of a garage conversion (to be submitted). This report has been drafted by Luke Roberts, BSc (Hons), HNC, AssocRICS, AssocRICS Registered Valuer. His positions is that of RICS building surveyors and planning consultants. With a combined working experience of 12 year experience in the building sector.

This report is to is to indicate our initial proposed biodiversity enhancement scheme and for use as an implementation timetable.

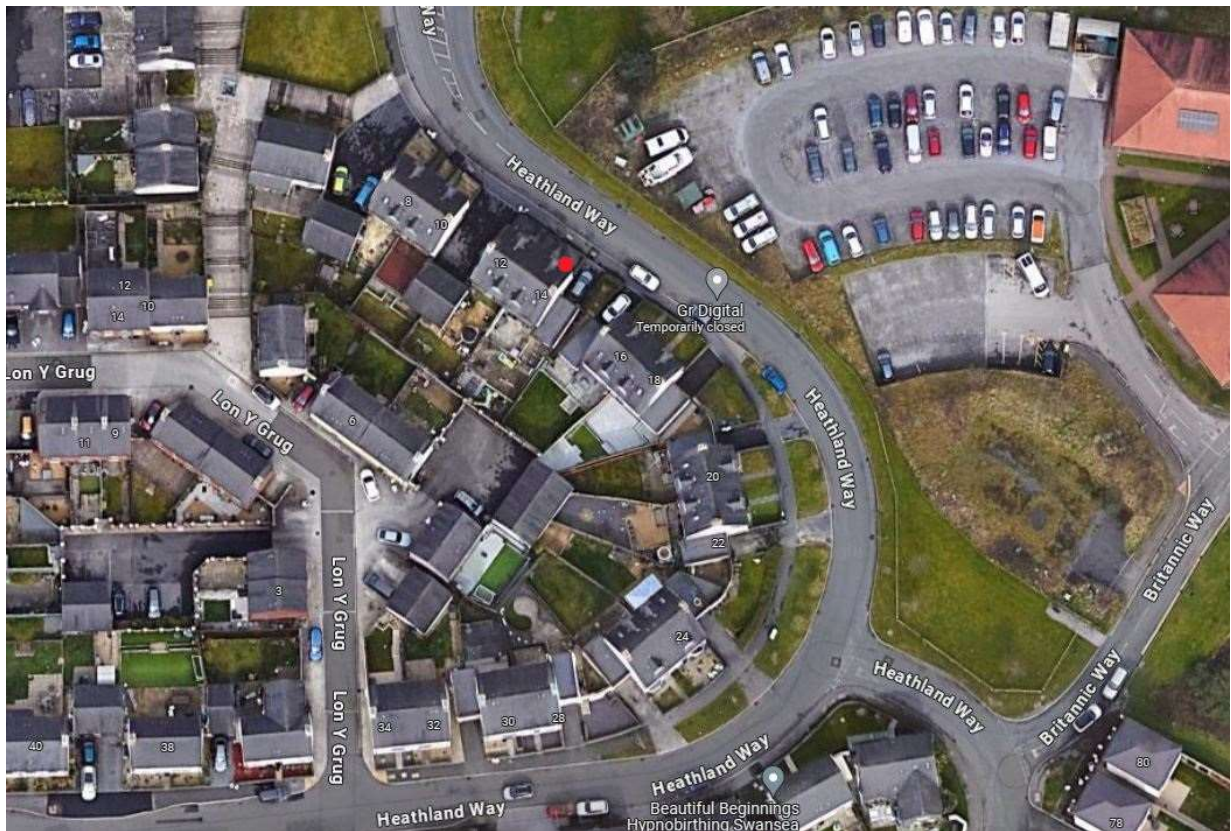
1.2 Site setting

The site is located within a new development constructed within the past 15 years, close to the city of Swansea and the town of Neath. The property is surrounded by other residential dwellings to the side and rear elevations, with undeveloped land to the wide surrounding area. To the front of the property there are commercial premises. The property is with in fairly close proximity to the m4 motorway.

The National Grid reference of the site is **S S71757**

2.0 Site Location (NOT TO SCALE)

Arial Site location



Site plan (Not to Scale)



3.0 Enhancement scheme.

3.1 External bat box.

A bat box is not considered relevant due to the lack of habitable environments for bats within the immediate surrounding area. The site and wider area is a former BP facility (assumed former brown field site) and is void of trees hedgerows and grazed areas.

3.2 External Bird box

The client wishes to utilize one external bird box to the side north elevation of the property. The bird box will be an NHBS recommended classic 32mm round-hole box and will be positioned under the eaves and away from any windows. Specifications: Height: 245mm, Width: 135mm, Depth: 185mm. Entrance hole 32mm, height of backplate: 325mm. Material: FSC-certified wood. Position highlighted in blue of site plan below.

3.3 External lighting

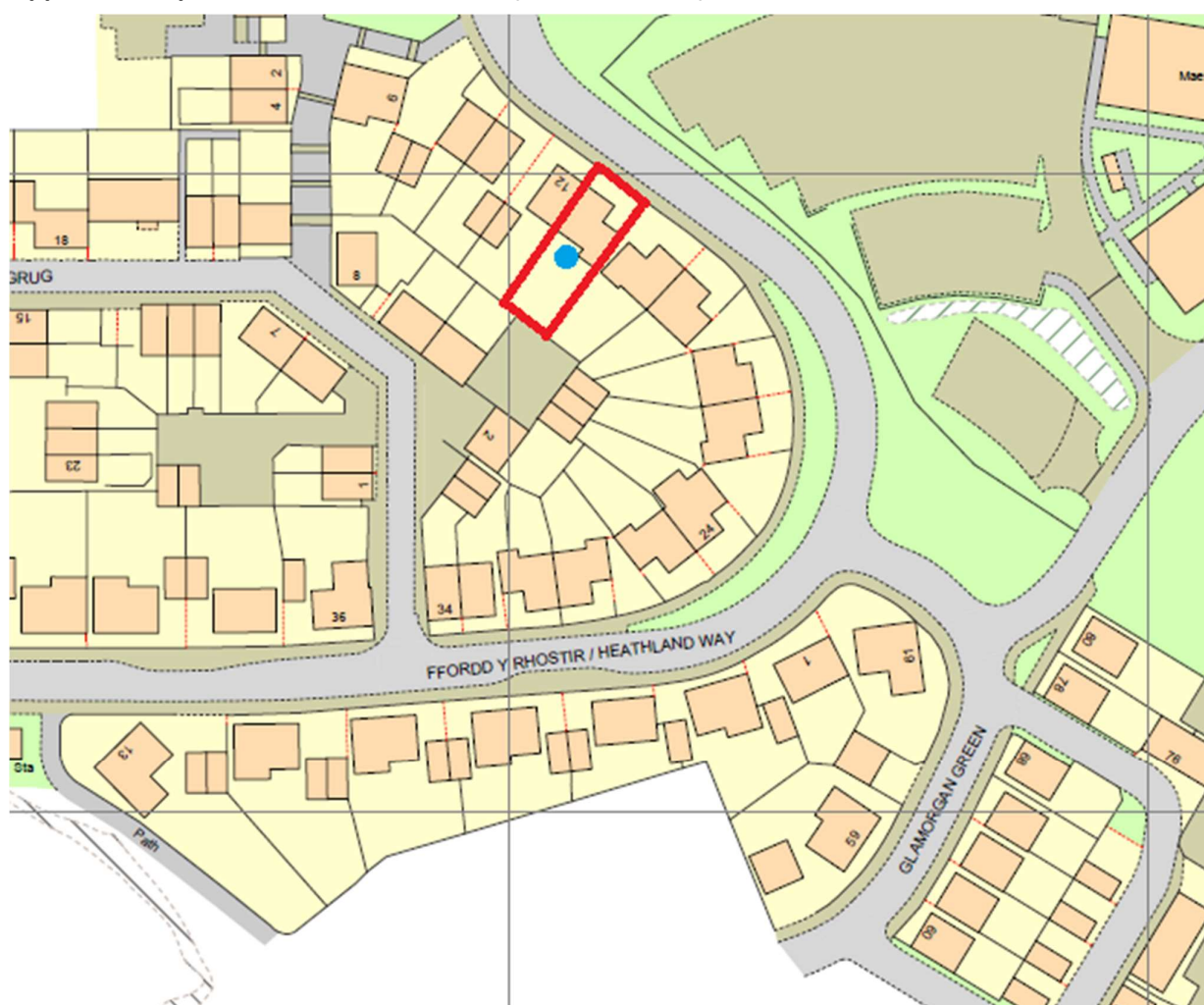
No external lighting is proposed for this development.

3.4 Time scale

All installation of the above mentioned biodiversity enhancements are to be conducted post construction of the new annex extension, no longer than one month after the building has been made water tight and all external finishes have been completed.

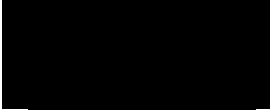
3.5

Approximate position of bat/bird boxes. (NOT TO SCALE)



This report has been produced by:

Signature:

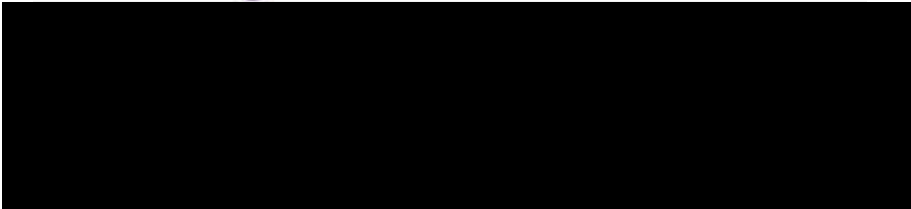


Name & qualifications:

Luke Roberts, **BSc (Hons), HNC, AssocRICS**
AssocRICS Registered Valuer.

RICS Building Surveyor/Planning consultant

Date: 15th January 2024



REGULATED BY RICS