

**CONDITIONS 4 and 5 FOR PROPOSED DWELLING
AT LAND ADJACENT TO 173 WHALLEY ROAD
REF 70036**

Condition 4 - The site lies within a low risk flood zone, see attached flood map. It is proposed that the dwelling will incorporate measures to limit the amount of surface water by taking into account the use of permeable materials for the construction of the driveway to the front of the property and the use of water butts for the collection of the rain water from the roof. Other measures are included in the Preliminary Risk Assessment.

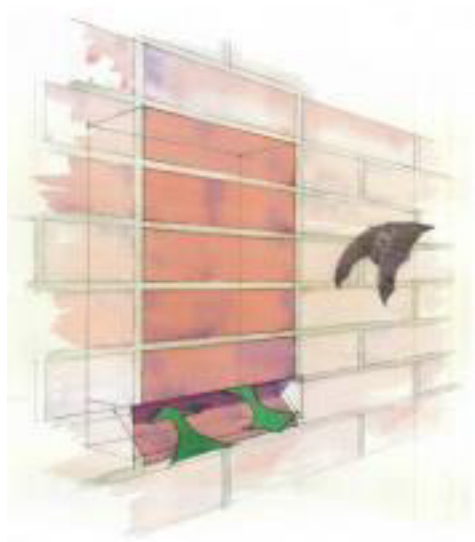
Condition 5 - With regards to the landscaping, as indicated on the approved plans, the area to the front is to be a permeable hard standing for car parking and the area to the rear is to be hard landscaped as a patio. The area to the rear of the site beyond the retaining wall is to be retained as existing.



The dwelling is also to be used to provide provision for bats with the inclusion of products as shown below -

Integrated bat boxes

The Habibat Bat Box is a solid box made of insulating concrete with internal roosting space. The box blends seamlessly into brick-built properties and may be incorporated into the fabric of buildings, being best placed on gable elevations.



Externally fitted boxes

A large number of externally fitted box models for bats exist for buildings and trees. Suitable models for both buildings and trees may include the Eco Kent Bat Box.



House Sparrow

The Sparrow Terrace has been designed to help redress the balance of falling House Sparrow numbers. The current UK population is now half of what it previously was in 1980 and this is widely attributed to habitat destruction and lack of suitable nesting spaces. House Sparrows are social birds and like to nest in company, therefore, this terrace provides ideal nesting opportunities for three families. The terrace can be fixed on to the surface of a suitable wall or incorporated into the wall. It is suitable for all types of buildings.



Breeding Birds - Other

This traditional design has proved to be highly effective in attracting Robins, as well as other small species such as Black Redstart, Spotted Flycatcher and Wren. It is designed to be installed on the walls of houses, barns, garden sheds or other buildings and should be hung so that the

entrance is to one side (at an angle of 90° to the wall). The front panel can be easily removed for cleaning.

This type of box should not be made conspicuous on a tree or bush because small predators can enter through the unprotected opening. By hanging on a wall, predators won't be able to reach the box.

