



Two Schwegler 1FF bat boxes will be installed at the top northern corner of the western exterior of Building A, to provide opportunities for larger groups of common pipistrelle bat (e.g. a maternity roost) to make use of the Site.



Schwegler 1FF bat box (such as those available at www.wildcare.co.uk as above)
Material: Woodcrete
Dimensions (mm): 270 x 430 x 140
Entrance dimensions (mm): 120 x 240
Weight (kg): 9

Newly installed artificial lighting within the courtyard to the rear of the on-site buildings is to be limited to LED paving strip lighting, LED strip lighting to the underside of handrails and 'DarkSky' LED mounted downlighters to minimise light-spill (as per 'Courtyard Landscape Proposals - 110C' prepared by JWD Architects).

Steel raised planting beds planted with native lavender *Lavandula hidcote*, heather *Calluna vulgaris*, hebe autumn glory, *Crococsmia lucifer*, soft rush *Juncus effusus*, morning light *Miscanthus sinensis* and sedges *Carex* sp.

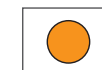


Habitat Bat Access Standard Clay Tile (such as those available at www.wildcare.co.uk as above)
Material: Clay
Dimensions (mm): 418 x 375 x 80
Entrance dimensions (mm): 20 x 100
Weight (kg): 1.3

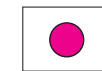
To compensate for the loss of roosting features as a result of the works, three replacement crevice features will be installed in the roof of Building B as part of the renovation works.

These access tiles will continue to allow pipistrelle bats to make use of the crevice formed between the tiles and roofing felt. Where breathable membrane is required, TLX certified 'bat safe' membrane will be used, allowing bats to use crevice roosting features safely.

Swift Nest Box (such as those available at www.wildcare.co.uk as below)
Material: Woodcrete
Outer dimensions (cm): 38 x 22 x 26cm
Weight (kg): 6



Bat box location



Bat access tile location



Swift nest box location

Maintenance and Monitoring

New planting will be managed in accordance with the approved Landscape and Ecology Management Plan (LEMP).

No additional lighting fixtures will be added, or changes made to the approved scheme without prior consent from the Local Authority.

The appointed Management Company or other responsible body will be responsible for maintaining the courtyard and monitoring the presence and condition of externally fitted bat and bird boxes.

The LEMP sets out a prescription for annual visual checks that wildlife boxes are present and appear in good condition. An ecologist will be consulted in the event that repairs or replacement of the boxes is required. Durable, long-lasting product types have been selected to reduce the need for maintenance.

The LEMP sets out monitoring and management objectives/prescriptions for a five year period after which a new plan will be prepared for the following five to ten year period, as appropriate.

No monitoring is prescribed for bat access tiles as these will not be visible or accessible as part of routine management, but records of the bat roost will be maintained by the property owner so that any future renovation works are aware of the presence of roosting bats, retain the clay access tiles in-situ and seek professional advice ahead of works.



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Project	27-32 Market Place
Drawing Title	Ecological Enhancements Plan
Client	Mountley Group/Hersch Schneck

Date	August 2024	Drawing No.	CSA/6255/110
Scale	Refer to scale	Rev	-
Drawn	MB	Checked	KK