



CYRCHFAN  
**WILDFOX**  
RESORTS

CWM AFAN  
AFAN VALLEY

**Condition 28- Bird  
and Bat Box  
Provision**

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NATURE'S ADVENTURE

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# 1.0 INTRODUCTION

1.1 This note has been prepared by Stantec on behalf of the Wildfox Resorts to inform the Reserved Matters Application in relation to the proposed WildFox Resort at Afan Valley, Neath Port Talbot. Specifically, this note seeks to inform the discharge of Condition 28 of the Outline Planning consent (Planning Application No. 2018/0493) which states that:

*CONDITION 28*

*For each phase (or sub-phase) of development Identified within Condition 7, the Reserved matters submission(s) shall be accompanied by a scheme for the provision of artificial nesting sites for birds or roosting opportunities for bats all new buildings.*

*The scheme shall be Implemented as approved.*

# 2.0 BIRD AND BAT BOX PROVISION

2.1 The Wildfox Resorts project is intended to be progressed in totality and will be open when the resort is completed. The approach therefore to condition 28 has been to develop a scheme for artificial nesting sites for birds/ bats across the resort as a whole, ie all phases.

2.2 As required by Condition 28 bird and bat boxes are to be installed on all buildings. In consultation with Neath Port Talbot Council, it has been agreed that a more pragmatic approach can be taken whereby boxes are sited in areas of most value to birds and bats, e.g areas close to landscaping areas and or/ undisturbed areas of the Site. However, the aim would be to still Install an equivalent number of boxes as previously required under Condition 28 In these areas.

2.3 Further details on the type and locations of the proposed bird and bat boxes Is provided in the Strategic Ecology Landscape Management Plan (SELMP) (see Wildfox-Afan Valley-Condition 21, 24, 27, 28 & 40 SELMP- 332310683-02-Stantec and associated figures and appendices) prepared to inform the discharge of Condition 21 and submitted as part of the Reserved Matters Application. A summary of the measures set out within the SELMP are provided in the following table.

Landscape Zone	Establishment prescriptions
Area ref SF1 – Existing retained Plantation	<ul style="list-style-type: none"> <li>Bat and bird boxes to be installed on 10% of all retained trees including the following box types or similar products produced by other manufacturers:               <ul style="list-style-type: none"> <li>5% 2FF Schwegler Bat Box</li> <li>10 % 1FF Schwegler Bat Box</li> <li>50% 1B Schwegler Nest Box</li> <li>35% 2GR Schwegler Nest Box</li> </ul> </li> <li>Boxes are to be installed as per the manufacturer’s instruction, typically in a facing northeast position, approximately 3 m above ground level.</li> </ul>
Landscape Zone	Establishment prescriptions
Area D1 – Wildfox Village / Wildfox Aqua / Hotel and Spa – Glade Area	<ul style="list-style-type: none"> <li>Integrated bird boxes installed on buildings including the following box types or similar products produced by other manufacturers:</li> </ul>

Landscape Zone	Establishment prescriptions
	<ul style="list-style-type: none"> <li>• SCHWEGLER 17 SWIFT BOX (on public buildings only, above 5 m)</li> <li>• SCHWEGLER 1SP SPARROW TERRACE - STONE</li> </ul>

2.4 Once the bird and bat boxes have been installed, they will be subject to checks every year throughout the management plan period by a suitably qualified/ licenced Ecologist, with repairs and or replacements made where necessary.





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