

## **APPENDIX 2: SUMMARY OF APPLICANTS SUPPORTING INFORMATION**

### **Bat Survey Report**

The works may result in the disturbance of two non-maternity common pipistrelle roosts within the buildings. One roost is at the west side of Building B with another on the south-west aspect of Building A. Current plans indicate that no works are planned for these sections of roof. However, there is potential for repairs to be required.

The impact of the loss of two small, non-maternity roosts of common pipistrelle bats upon the local population would be low. This impact could be reduced further through the implementation of appropriate compensation and mitigation measures to maintain the populations of bats within the local area at a favourable conservation status. These measures would include: -

- Installation of a bat box on the Janitors house;
- A pre-works 'toolbox' talk with site operatives;
- Pre-works checks to be carried out by a licensed bat worker;
- Potential hand removal and supervision of works of any potential roost sites by a licensed bat worker;
- The retention of roosting features and access points within the renovated buildings;
- Recommendations for the installation of integral bat roosting units within any areas of new build;
- If works have not begun within 18 months of these surveys (March 2023) update surveys should be undertaken as the status of the building may have changed.

Where possible, works should be undertaken out with the bird breeding period (which is weather dependent, but generally considered to be between March/April and August/September inclusive). If that is not possible, a pre-works nesting bird check should be undertaken. If an active nest is identified, then works in the area should be delayed until the young have fledged and left the nest. Recommendations are also made for lighting and the inclusion of bird boxes on site.

A mitigation strategy, method statement and species protection plan are required to achieve a European Protected Species licence or register a BLIMP (Bat Low Impact) licence. The mitigation measures proposed are appropriate for a non-maternity common pipistrelle roost.

### **Design and Access Statement:**

Describes the client brief and housing mix, need and demand. Provides details on the current site, history and gives an appraisal of the context/ area. It also explains design principles, consultation, heritage significance and the design solution proposed.

With regards to history, it indicates that Invertay House was built in 1878 as Monifieth Public School and was extended in 1906 and again in 1913. It was used for education purposes up until 1985. The building was used as office space from its closure as a school until 2016 when it was vacated. The building has been subject of adaptation through the passage of time to accommodate different use and more recently works have been undertaken to remove elements, including more recent extensions.

The Design and Access Statement lists local and national policies and recognises that Invertay House is Category B Listed. It references the list description provided by Historic Environment Scotland and it also provides an assessment of the evolution of the buildings design in terms of its redevelopment and timescales for various extensions being added. It

indicates that the building is not on the buildings at risk register but requires a sustainable new use.

The statement identifies constraints in terms of developing this into a new use including matters such as cill heights in the main building, shading on internal spaces at ground floor due to building orientation, and that the existing staircases do not meet technical standards.

It is suggested that the existing site is dominated by a ground scape of tarmac which formed the former school playground. The design aims to create distinct spaces with a substantial landscape setting of hedges, shrubs and grass to create a formal edge to the existing building which will provide privacy and create an attractive setting. It advises that the details and materials used for the redevelopment of the existing building will be carefully selected to meet the various Historic Environment Scotland policy guidance requirements. It concludes that the scale is determined primarily by that of the existing building and that the new build proposals will be limited to storey and a half to echo the scale of the former outbuildings. It describes various design features including the new public garden to the principal frontage to Maule Street.

Regarding accessibility, it states that the developer's brief requirement for 20% of the properties to be suitable for particular needs, with half of those to be wheelchair accessible is met. It is stated that 50% of the dwellings are designed to meet particular needs.