part one.

DESIGN AND ACCESS STATEMENT

PROPOSAL : Planning and Listed Building Consent for the conversion of outbuilding to ancillary accommodation for holiday units
ADDRESS : Calton Moor House Farm, Swinscoe
APPLICANT : Mr D Salt
DATE : October 2008 JOB No. : 2008-1559

DESIGN

ASSESSMENT
Assessment Area + 08/02065/LBC.

The application proposes that Planning Permission and Listed Building Consent be granted for the conversion of an outbuilding within the curtilage of a holiday cottage barn conversion to provide additional leisure/recreational facilities. It would appear that the application building was originally associated with the adjacent Caltonmoor House which is a Grade II Listed Building. The proposal will be clearly influenced by the character of the existing outbuilding, its setting and the nature of the character of the Listed Building.

Physical

The building is located in the north east corner of the curtilage of Calton Moor House Farm. It became separated from the Grade II Listed Building Caltmoor House both physically and in terms of ownership many years ago. although remains listed by historical association. It is a stone-built farm outbuilding with a pitched clay tiled roof. The building has an 'L' shaped plan with the 'elbow' accommodating an open-sided lean-to. The rear elevation is a solid stone wall, other than six small ventilation slits. Both the two side elevations are also stone walls, each with a single window at first floor. The front elevation is mainly open.

Other buildings nearby comprise dwellings or holiday cottages which are principally stone buildings with clay tiled roofs, and modern farm buildings of a sheeted frame construction.

Planning Policy

The Development Plan for the area is the Staffordshire and Stoke On Trent Structure Plan and the Staffordshire Moorlands Local Plan. Given the nature of the proposal, the saved policies of the Local Plan will be most relevant. **Local Plan Policy B13** requires development proposals to demonstrate a good quality of design that takes account of the scale. character. design and materials of the building and its surrounding. **Policy B21** supports the conversion of rural buildings to other uses provided that they are suitable for conversion without significant alteration, extension or rebuilding. Paragraph 1.1 of **PPG 15 Planning and the Historic Environment** states that the physical survivals of our past are to be valued and protected for their own sake. Paragraph 2.16 stresses the desirability of preserving the setting of a listed building as this can often be an essential part of the building's character. Paragraph 3.5 sets down the issues that will generally be relevant to the consideration of all listed building consent applications. These include the importance of the building, its particular physical features, the building's setting and its contribution to the local scene, and the extent to which the proposed works would bring substantial benefits for the community. Paragraph 3.8 identifies that the best way of securing the upkeep of historic buildings and areas is to keep them in active use. Paragraph 3.13 states that many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses.

INVOLVEMENT
The applications follow refusals 08/1207/FUL and 08/1486/LBC. Both refusals relate to the nature of the proposed conversion works. The planning refusal also refers to the need to carry out a protected species survey of the building. In terms of the latter, this revised application is supported by a species survey. In terms of the former, the proposed alterations are informed by pre-application discussions with the Council's Conservation Service. One element of this is that the proposed extension to the building to provide undercover parking has been removed.

EVALUATION
The nature of the changes to the building will be required to follow the Local Plan policies and guidance provided by PPG15. These combine to focus on the characteristics of the application building and an assessment of the proposed changes to this.
The application building is a former agricultural building with solid walls on the rear and side elevations and large openings on the front. The modern open lean-to harms the historic character of the building and should be removed. Changes to the elevations should be kept to a minimum to preserve the character and appearance of the building and the openings should be treated sensitively for the same reason. Where areas of new materials are used, these should lean on the 'rustic' nature of this former agricultural building.

DESIGN
General. It is considered that the rear wall is 'as built' and should not be altered. Both side walls each have an opening and these will be retained as windows. Each of the three elements of the front elevation is open. Whereas the previous application proposed an extension in the 'elbow' in place of the previous lean-to, this revised application retains a greater level of openness. To provide light to the interior of the building it is proposed to add a string of modest-sized windows at first floor level in the set back section of the south elevation. Below these it is proposed to apply vertical boarding to provide a secure store. In accordance with pre-application discussions, the boarding will be tantalised sawn timber.
The remaining large openings in the front elevation are proposed to be glazed to protect the character of the building.
The greatest area of change relates to the removal of the large modern metal framed lean-to on the front elevation. This change is considered to enhance the character and quality of the building.
The proposed alterations to the listed building are therefore considered to preserve and enhance its historic contribution.

Use
The application proposes the conversion of a listed farm outbuilding to a recreational building and store for the nearby holiday cottage.
Amount
The listed building has a footprint of about 96m².
Layout
The layout of the building has been designed to minimise the impact the proposal has on its character and the setting of the listed building. No new openings are required to service the proposed use. New solid surfaces are limited in area and are proposed only where secure storage is proposed.
Scale
The scale of the listed building will remain unchanged.
Landscaping
Landscaping is proposed in the form an appropriate surface to the former farm courtyard.

Appearance
The character of the listed building will be enhanced by the removal of a dilapidated lean-to structure. In addition the character and appearance of the building as a simple farm outbuilding is not disturbed by the minimal changes proposed by the application

ACCESS

The planning and listed building applications raise no new highway/ access issues.

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

blication of planning applications on council web sites
ease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form
d in supporting documents may be published on the council's website.
any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection
t and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: D | Surname: Salt

Company name:

Street address: Cotton Hill House Farm

Cotton

Town/City: Swinscoe

County: Staffordshire Moorlands

Country:

Postcode: DE6 2BU

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: David | Surname: Brookwell

Company name: Sammons Architectural Ltd

Street address: 10

Cawdry Buildings

Fountain Street

Town/City: Leek

County: Staffordshire

Country: England

Postcode: ST13 6JP

Telephone number: 01538 386002

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter extend or demolish the listed building(s):

Conversion of outbuilding to provide ancillary accommodation for holiday accommodation

Has the development or work(s) already started? ( ) Yes (•) No

Site Address Details

AS PROVIDED

Pre-application Advice

Pedestrian and Vehicle Access, Roads and Rights of Way

new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

new or altered pedestrian access to or from the public highway? ○ Yes ◉ No

there any new public rights of way to be created within the site? ○ Yes ◉ No

there any new public rights of way to be created close to the site? ○ Yes ◉ No

the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

Waste Storage and Collection

the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

e arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

Neighbour and Community Consultation

e you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

Council Employee / Member

he applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

Demolition

oes the proposal include total or partial demolition of a listed building? ○ Yes ◉ No

11. Listed building alterations

[illegible]

[illegible] ○ Yes ● No

[illegible] ○ Yes ● No

[illegible] of the items to be removed, and the proposed [illegible] reference for the plan(s)/drawing(s).
State references for these plan(s)/drawing(s).

2008.1559 | 8

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in [illegible] of Buildings of Special Architectural or Historical Interest)? ○ Don't know ○ Grade I ○ Grade II ● Grade III

Is it a Ecclesiastical building? ○ Don't know ○ Yes ● No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ○ Yes ● No

14. Vehicle Parking

Please provide information on the existing and proposed number of on site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed [illegible] spaces retained	Difference [illegible]

15. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded)

External walls - add description

Description of *existing* materials and finishes:

Natural stone and metal sheet

Description of *proposed* materials and finishes:

Natural stone, glazing and timber boarding

Roof covering- add description

Description of existing materials and finishes:

Plain clay tile

Description of *proposed* materials and finishes:

Plain clay tile

Are you supplying additional information on submitted plans? ● Yes ○ No

If Yes, please state plan(s)/drawing(s) references:

D&AS and drawing 2008.1559

16. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☐	Package treatment plant	☐	Unknown	☐
Septic tank	☒	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? ● Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

existing system within site

Assessment of Flood Risk

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

☐ [illegible] ☐ [illegible] ☐ [illegible]

☒ [illegible] ☐ [illegible]

Biodiversity and Geological Conservation

[illegible]

[illegible]

Yes, on the development site ○ Yes, on and adjacent to or near the proposed development ○ No

[illegible]

Yes, on the development site ○ Yes, on and adjacent to or near the proposed development ○ No

[illegible]

Yes, on the development site ○ Yes, on and adjacent to or near the proposed development ◉ No

Existing Use

[illegible]

[illegible] ○ Yes ◉ No

[illegible]

[illegible] ○ Yes ◉ No

[illegible] ○ Yes ◉ No

[illegible] ○ Yes ◉ No

[illegible]

[illegible]

Trees and Hedges

[illegible] ○ Yes ◉ No

[illegible] ○ Yes ◉ No

[illegible]

[illegible] 5837: Trees in relation to construction – Recommendations'

Trade Effluent

[illegible] ○ Yes ◉ No

Residential Units

[illegible] ○ Yes ◉ No

All Types of Development: Non-residential Floorspace

[illegible] ○ Yes ◉ No

Employment

[illegible]

	Full time	Part time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

25. Hours of Opening

26. Site Area

What is the site area? [illegible]

27. Industrial or Commercial Processes and Machinery

[illegible]

28. Hazardous Substances

Any hazardous waste involved in the proposal? ○ Yes ◉ No

29. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

[illegible]

◉ The agent ○ The applicant ○ Other person

30. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

[illegible]

Title: Mr First Name: David Surname: Breakwell

Person role: Agent Declaration date: 30/10/2008 ☒ Declaration Made

30. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration [illegible]

A) None of the land to which the application relates is/is part of an agricultural holding. ◉

B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who was the day 21 days before the date of this application was a tenant of an agricultural holding [illegible]

Title: Mr First Name: David Surname: Breakwell

Person role: Agent Declaration date: 30/10/2008 ☒ Declaration Made

31. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date: 30/10/2008

REPORT ON A BAT AND BARN OWL SURVEY AT MEADOWSIDE, CALTON MOOR, SWINSCOE, ASHBOURNE, DERBYSHIRE

November 2008

- 8 / 0 2 0 6 4 1 FUL 22 DEC 2008 - 3H-D

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ECOTRACK

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1.0 INTRODUCTION

1.1 A bat and barn owl survey was requested on a barn at Meadowside, Calton Moor, Swinscoe, Ashbourne, Derbyshire DE6 2BU.

1.2 It is proposed to convert the barn into a residence.

Site description

1.3 The site is an open-fronted single storey stone built barn.



1.4 There is no loft area.

1.5 The pitched roof is part tiled and part corrugated sheet metal. There is no roof lining anywhere, and the tiles are under drawn with mortar.



1.6 There are 2 breeze-block support pillars which are totally sealed.



1.7 The thick stone walls are well pointed internally and externally and there are relatively few cracks and crevices. However, there are 'slots' in the walls that go right through to the outside and could, theoretically at least, allow bats into the thick stone wall structure.



1.8 The roofing timbers are generally free of cracks, crevices, slots, peg holes etc. However there are some slots in the roof timbers supporting the corrugated sheet metal roof.

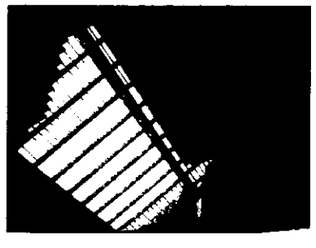
1.9 There are 2 high 'pitching holes' in the stone walls. One has a flat stone lintel and the other has a 'double' lintel with a gap in between that could potentially allow bats into the stone wall.



1.10 The whole structure is very 'open' making it light and draughty. Half of the inside was wet from the elements.



1.11 There is also a major area of roof tiles missing.



1.12 Currently the barn is used for storing building and farm materials.

1.13 The surrounding area is high farmland, mainly grazing at around 800-900ft above sea level.

Aims of the survey

1.14 To ascertain if bats or barn owls use, or have previously used, the barn for roosting and nesting purposes respectively.

1.15 To recommend any further actions required as a result of the survey findings.

Surveyor details

1.16 The survey was conducted by Mike Freeman. He is a professional wildlife consultant specialising in bats, badgers and birds. He has been a licensed bat worker since 1984 and a licensed bat worker trainer since 1989. He has been chairman of the Cheshire Bat Group since its formation in 1986 and is a voluntary Bat Warden for Natural England. He is an Associate member of the Institute of Ecology and Environmental Management (AIEEM).

2.0 LEGAL PROTECTION FOR BATS

2.1 All British species of bat are protected under Schedule 5 of the Wildlife and Countryside Act, 1981(as amended). They are also included in Schedule 2 the Conservation (Natural Habitats & c.) Regulations 1994, which are the domestic implementation of the EC Habitats Directive. The Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 1994 have recently been amended by Statutory Instrument 2007 No.1843. In the context of potential development activities affecting bats, this legislation makes it illegal to:

- deliberately kill, injure or capture (take) bats;
- deliberately disturb bats in such a way as to be likely to significantly affect:
    i. the ability of any significant group of animals of that species to survive, breed, or rear or nurture their young; or
    ii. the local distribution or abundance of that species;
- damage or destroy a breeding site or resting place of such an animal;
- deliberately or recklessly disturb a bat while it occupies a place of shelter or protection.

In this sense a bat 'resting place' or roost has been interpreted to mean any structure or place which is used for shelter or protection, whether or not bats are present at the time. The protection applies to all European protected species, regardless of the stage of the life of the animal in question.

Licensing Procedures

2.2 In the case of development works, exemption from the protection afforded for bats under section 39 of the Conservation (Natural Habitats, & c) Regulations 1994 can be granted by means of a licence from Natural England. Three tests must be satisfied before Natural England can issue a licence under Section 44 (2) (e) to permit otherwise prohibited acts:

(i) Section 44 (2) (e) states that licences may be granted by Natural England "*to preserve public health or public safety or other imperative reasons of overriding public interest including those of the social or economic nature and beneficial consequences of primary importance for the environment*".

(ii) Section 44 (3) (e) states that a licence may not be granted unless Natural England is satisfied "*that there is no satisfactory alternative*".

(iii) Under Section 44 (3) (b) a licence cannot be issued unless Natural England is satisfied that the action proposed "*will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range*".

3.0 LEGAL PROTECTION FOR OWLS

3.1 All species of wild bird, their nests and eggs are protected under the Wildlife and Countryside Act 1981(as amended) and, amongst other things. it is an offence to. with certain exceptions, intentionally or recklessly:

- Kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird while it is in use or being built
- Take or destroy the egg of any wild bird

3.2 Additionally, under the provision of the Wildlife and Countryside Act 1981(as amended) the Barn Owl (*Tyto alba*) is listed in Schedule 1 – Part 1 of the Act and is protected by special penalties AT ALL TIMES. It is an offence to disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

4.0 BATS IN BUILDINGS

4.1 Buildings provide a choice of safe. dry places made from materials like timbers, bricks, stone, tiles and slates.

4.2 Buildings present a whole range of potential roost sites for bats e.g.: -
In walls:

- Behind external hanging tiles or weatherboarding
- In cavity spaces
- At top of solid walls

In eaves:

- Above soffit, or behind fascia and barge boarding

In roofs:

- In tunnel under ridge tiles
- Between underfelt and tiles or slates
- In roof space along ridge beam and at timber joints, at gable end or around chimneybreast.

4.3 The most obvious use of buildings by bats is between May and August, when the pregnant females gather in maternity roosts to give birth and raise their young.

4.4 Females and young often remain in one site all summer or move about using several roosts.

4.5 Most summer colonies will have dispersed by the autumn, though brown long-eared bats often appear early in the year (early April) and leave later (October or later). These bats occasionally use the roost throughout the entire year.

4.6 Buildings may also be used as temporary or "transitional roosts" by small numbers of adult and immature bats of both sexes, particularly in spring and autumn.

4.7 Many outbuildings are attractive to bats for temporary night-time roosts or as sheltered feeding perches. The latter are indicated by the presence of a lot of insect remains, particularly of moths or large beetles and some droppings.

4.8 Cool, undisturbed, humid places are important as hibernation sites. Most species will tuck themselves into small crevices e.g. between bricks/stonework, and can easily pass the winter there unnoticed.

4.9 Bats are usually concealed in crevices, behind roofing felt, in cavity walls, behind soffits and barge boards, in old timber joints or under ridge tiles and are only occasionally seen out in the open in lofts. Consequently, the key identification feature is the presence of droppings. Sometimes droppings may be found on the outside of buildings e.g. on windows, walls or windowsills. On other occasion's droppings found in loft spaces beneath ridge-boards and around chimneys or gable ends is also typical of bats. Hibernating bats leave little or no field signs.

4.10 Bats are sometimes drawn to open water tanks in lofts in search of a drink. They fall into the tank, can't get out and eventually drown. Dead bats are often found in these 'open' tanks in roof spaces where bats habituate.

4.11 Another clue to the presence of bats is a characteristic odour. A polished or clean surface near a place where light enters may also indicate habitual usage by bats. Sometimes bats can be heard "chittering" but this is usually in warm summer weather or when they are about to leave the roost to forage at dusk.

4.12 The species most commonly occurring in buildings (usually modern houses in summer) are the two pipistrelle species (*Pipistrellus pipistrellus*, *Pipistrellus pygmaeus*). These highly gregarious small bats use buildings for breeding during the summer and, in general, the bats disperse during the autumn. They often roost behind soffits, in cavity walls or behind external cladding. In such cases droppings are often found on external surfaces below the roost entrance/exit. The most likely place to find droppings in the roof void are at the gable end wall and along the eaves. In some cases, the bats may roost beneath ridge tiles, on top of the ridge beam or under insulation close to the eaves. Pipistrelles are frequently found overwintering deep in the cracks, crevices and cavities of usually uninhabited buildings (e.g. barns) and in such cases they leave little or no field signs.

4.13 The brown long-eared bat (*Plecotus auritus*) is the second most common species in Britain but is the one most likely to be encountered in roof voids

and may occasionally be seen clinging on to timbers near the apex of the roof. Like the pipistrelle. highest numbers may be seen on hot days between June and September when breeding colonies may be present. During the autumn and in cool weather, bats remain concealed in crevices or hollow walls but may appear on mild days or if disturbed. Brown long-eared bats tend to fly around in the open roof void and hang from the ridge during the night. so droppings are usually found scattered over the floor or concentrated in piles beneath favoured roosting areas, typically beneath the ridge beam. In hipped roofs. piles of droppings may also be found in the junction between two hips.

4.14 A number of other species - serotine (*Eptesicus serotinus*), greater horseshoe bat (*Rhinolophus ferrumequinum*) and lesser horseshoe (*Rhinolophus hipposideros*) are dependent on roofs but are not found locally in the area, though there has been the occasional record of serotine in the North West.

4.15 Whiskered (*Myotis mystacinus*), Brandt's (*Myotis brandtii*), Natterer's (*Myotis nattereri*) and Daubenton's (*Myotis daubentonii*) bats may be present in the area and may be found in roofs but they are not particularly common in such sites. Roosting position is variable but they will be found in the same sorts of places as other species.

4.16 There are six different types of bat roost (A M HUTSON 1993)

(i) Spring gathering roosts
(ii) Maternity roosts
(iii) Mating roosts
(iv) Night roosts and feeding roosts
(v) Prehibernal roosts
(vi) Hibernation roosts

Bats regularly move from site to site even within the above categories.

5.0 OWLS IN BUILDINGS

5.1 There are 5 species of owl resident in the UK. However, only the Tawny Owl (*Strix aluco*) Barn Owl (*Tyto alba*) and Little Owl (*Athene noctua*) use buildings for nesting.

5.2 Owls, in common with other birds of prey, gulls, crows and others. disgorge "pellets" consisting of indigestible food material like bones and fur. When dry, owl pellets are usually grey and it is characteristic that they always contain well-preserved remains of the prey's bones. These pellets are a characteristic field-sign of the presence of roosting or nesting owls.

5.3 Pellets from the different owl species can usually be distinguished on the basis of their size, shape and contents as well as the location where they were found.

6.0 METHODOLOGY

6.1 The barn was searched internally and externally during the day, for evidence of bats or barn owls as detailed in Section 4.0 and 5.0 respectively.

6.2 Ladders. a powerful hand lamp. binoculars and a fibre optic endoscope were used as aids in finding field evidence.

7.0 TIMING OF THE SURVEY

7.1 The survey was conducted on the 17th November 2008.

7.2 The weather was cloudy/foggy with heavy drizzle at times and a cool temperature of 5° C.

8.0 LIMITATIONS OF THE SURVEY

8.1 Surveying in mid November effectively means that evening emergence and activity surveys cannot be conducted as bats are spending much more of their time in torpor at this time of year. In view of this only a daytime survey was conducted on this site.

9.0 RESULTS

9.1 No evidence was found anywhere that suggested bats or barn owls had ever used the barn for roosting or nesting respectively.

9.2 There were some potential access points for bats into the thick stonewalls but there were relatively few as the stones were generally well pointed. No evidence was found around potential entry areas to suggest that bats had ever used them.

9.3 There was little potential for bat roosting in the roof areas as there was no roof lining and few roosting sites into the roof timbers.

9.4 There was even less potential for nesting barn owls as there were no suitable ledges.

9.5 At least half the barn was exposed to the elements as it is totally open at the front and a large hole in the tile roof. At the time of the survey the front half of the barn was very wet.

10.0 CONCLUSIONS

10.1 Evidence, or the lack of it, points to bats or barn owls having not roosted or nested respectively in the barn in recent times.

10.2 Additionally, the building itself looks to be unattractive by either being too light, exposed to the elements and lacking in suitable sites. There are more suitable buildings in the area.

11.0 IMPLICATIONS AND RECOMMENDATIONS

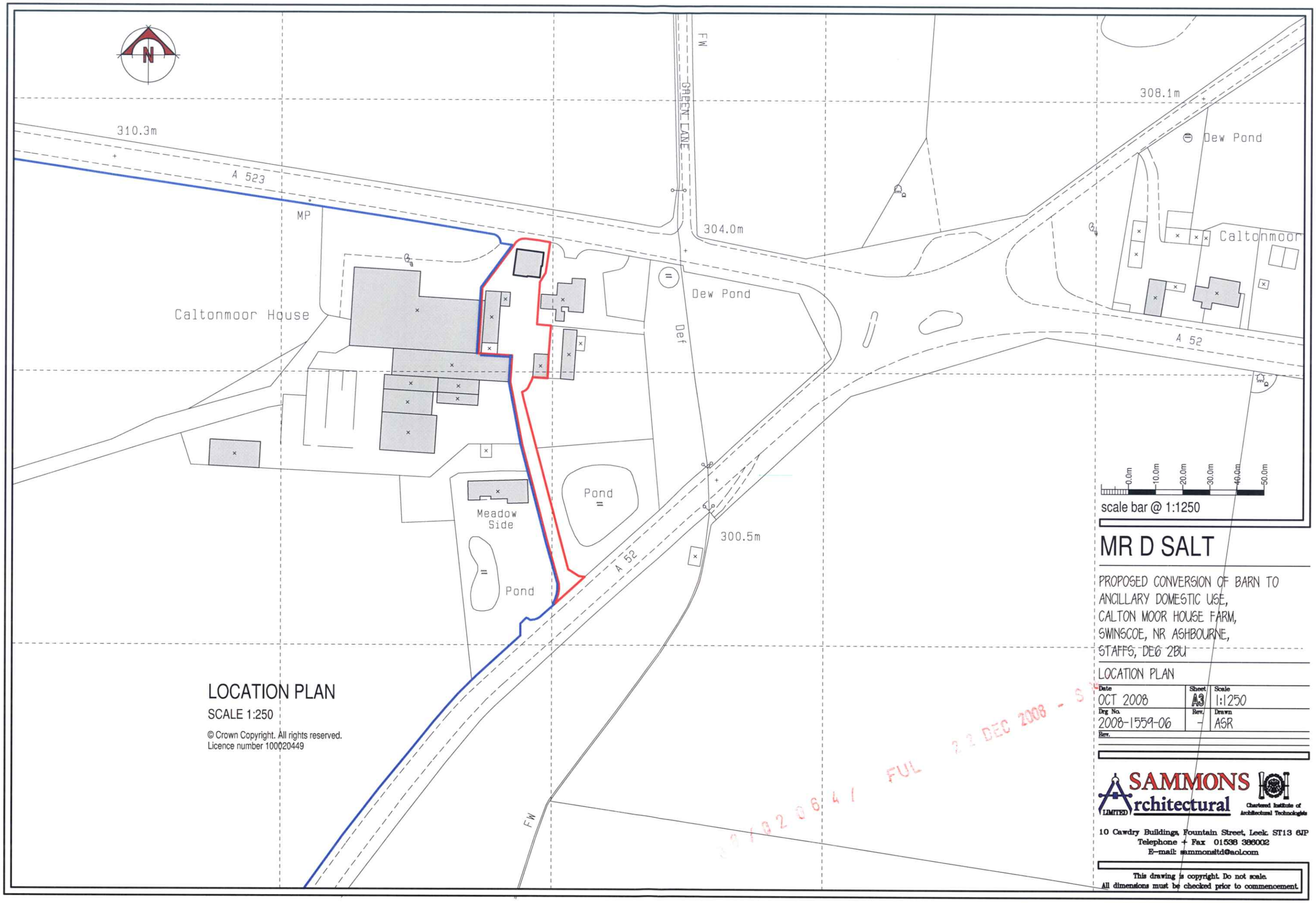
11.1 As no evidence of bats was found a Natural England licence is not required before building work starts on the barn.

11.2 However, if a roost is subsequently found the situation may change and a licence be required.

11.3 It is understood that the tiles and ridges will be removed by hand.

11.4 In the unlikely event that bats are accidentally found during building operations work must cease immediately in that area and a bat consultant contacted for advice.

11.5 Site workers should not handle bats on health and safety grounds. If this is totally unavoidable (unlikely) then thick leather gloves should be worn.



scale bar @ 1:1250

LOCATION PLAN

SCALE 1:250

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MR D SALT

PROPOSED CONVERSION OF BARN TO ANCILLARY DOMESTIC USE,
CALTON MOOR HOUSE FARM,
SWINSCOE, NR ASHBOURNE,
STAFFS, DE6 2BU

LOCATION PLAN

Date	Sheet	Scale
OCT 2008	A3	1:1250
Drg No.	Rev.	Drawn
2008-1559-06	-	ASR

Rev.

22 DEC 2008 - S
FUL

SAMMONS Architectural (LIMITED)
Chartered Institute of Architectural Technologists
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: sammonsltd@aol.com

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All dimensions must be checked prior to commencement.