



Protected species form

Peak District National Park Protected Species Form

The Peak District's wildlife is a valued characteristic that is important to local people and visitors alike. One of the statutory duties of the National Park Authority is to conserve this natural heritage for future generations to enjoy.

Please complete this form and submit it with your application.

Name of Applicant: MR&MRS J SHEARD	Name of Agent: MR DAVID ALLEN
Address of Applicant: SMITHY FARM DIAL LANE, CONGLETON CHESHIRE, CW12 3QN	Address of Agent: GDA DESIGN ASSOCIATES 237 CONGLETON ROAD NORTH, SCHOLAR GREEN, STOKE ON TRENT, CHESHIRE. ST7 3HH
Address of Proposed Development: SMITHY FARM, DIAL LANE, CONGLETON CHESHIRE, CW12 3QN	
Brief Description of Nature of Proposed Development: CHANGE OF USE OF REDUNDANT FARM OUTBUILDING TO ANCILLARY RESIDENTIAL LIVING ACCOMMODATION	
Planning Portal Reference Number (if applicable): PP	

Tick Boxes that apply

I have read the information in this document on protected species and do not believe a protected species survey is required for the application

☒ (i) the proposed development is not a type listed in Box 1 or 2.

Signature of applicant or agent: MR D ALLEN

Date: 10TH AUGUST 2022

Protected species form accompanying notes

The Local Validation Checklist sets out the information required to be submitted with a planning application. This sets out that this form is required to be provided with planning applications. Existing planning policies already guide applicants to the need to consider particular wildlife characteristics on a given site. This note explains the process of survey and analysis that will be required where important species are identified. **Where these matters have not been adequately considered within the submitted planning application the Authority will require further details to be submitted before the application can be formally registered.**

Within the National Park certain species (see Boxes 1 and 2 on page 4) enjoy statutory protected species status under UK National and European legislation. All, and in particular bats, may be affected by new development. The presence of a protected species is a material consideration in the decision making process and therefore the planning system has an important role in their conservation.

The underlying principle of the Peak District National Park Authority's process is to seek protected species surveys only where the Authority believes that a protected species is likely to be affected.

1. Key aims of the new procedures

- To ensure that measures to conserve protected species are taken through the planning process.
- To help ensure that applicants do not breach protected species legislation by addressing this as part of the planning process and to prevent unexpected interruptions to building works due to protected species being found once applications have been approved.
- To minimise the cost of surveys to applicants by ensuring only the most likely cases require surveys.
- To speed up the application process for applicants.

2. What you need to do

The first step is deciding if a proposed development will affect any protected species or their habitats. In most cases there will be no impact, but bats and other protected species can be present in certain properties and not evident without the use of specialised survey techniques.

For all the developments listed in Box 1 an appropriate protected species survey by a suitably qualified ecologist will normally be required. This is because we need to be aware of the possible impact of the work on any protected species. **The PDNPA will need to be satisfied that the survey is adequate.** All surveys will therefore need:

- Evidence that they have been carried out by a competent and suitably qualified person (generally someone holding a protected species licence) and that appropriate techniques, time and care has been taken to determine the presence of protected species and signs of their use.
- If protected species are found, the location within the site, a description of the nature of their use, the likely impact of the proposed development and an appropriate mitigation plan.

Do not attempt to exclude or remove protected species - you may be breaking the law. Experienced surveyors can often tell if a protected species has been present.

Four copies of the survey should be submitted with the application forms.

For all developments listed in Box 2 a protected species survey may also be required. You are advised to contact the PDNPA Ecology Team for further advice.

PROTECTED SPECIES AND PLANNING PROPOSALS - WHAT YOU NEED TO DO

START HERE

Is a protected species likely to be affected, according to the National Park Authority's criteria?
(See Boxes 1 & 2 on page 4)

	Yes but you think a survey is unnecessary for other reasons	Yes No
	for what is required) with your application.	No protected species survey required - submit application
You should submit a protected species survey (see Practice note	You should submit evidence of why you think a survey is unnecessary with your application	
		The Authority will check whether we think a survey is needed.

The Authority will check the adequacy of the survey.

Survey needed No survey needed

Survey adequate Survey not adequate

Your application will be considered. If protected species are present, conditions may be attached. In exceptional circumstances, where protected species cannot be adequately safeguarded, an application may be refused.

If a protected species is present you may need to apply for a protected species licence to carry out work, even if you have planning permission. You should seek advice from your consultant on this.

You will be invited to withdraw your application and resubmit with an adequate survey. If not withdrawn, your application may be refused on the grounds of inadequate information.

Your application will be considered. If protected species such as bats are found during course of work, you must stop work and consult Natural England for further advice.

Box 1 Developments with a possible impact on bats or barn owls

- (A) Houses built before 1939** - Changes affecting the roof (e.g. house extensions, loft conversions, re roofing, etc) or demolitions
- (B) Barns and other traditional buildings** - Changes to or demolition of other buildings built before 1939.
- (C) Buildings with complex roof structures of any age** - Changes or demolitions to buildings such as schools, offices, hostels, pubs and hotels, hospitals etc.
- (D) Developments to listed buildings affecting walls or roof**
- (E) Developments involving the loss of mature trees**
- (F) Developments affecting buildings where bats and owls are known to be present**

Exceptions to A - D only (where a protected species survey is not required)

Minor alterations to the roof
 Isolated upland buildings or those more than 200m from the nearest trees
 Buildings with missing or metal/prefabricated sheet roofs
 Recently re-roofed buildings (last 10 years)
 Porches or other minor structure applications and minor changes to existing roofs
 Active industrial premises

Box 2 Developments with a possible impact on great crested newts, otters, breeding birds and water voles

(A) All disturbances to rivers, streams, canals, ditches, lakes, ponds and other aquatic habitats.

(B) All disturbances to hedgerows, scrub (10 or more bushes) or woodland.

3. What if a protected species is found?

If protected species are found by your ecological surveyor they must include details of MEASURES TO AVOID, MITIGATE OR COMPENSATE FOR POTENTIAL HARM TO THESE SPECIES with the report. This depends on the species found and extent of use but generally it will include recommendations on the timing of operations, the methods used and additional recommendations on how wildlife habitats can be incorporated into the final design.

The presence of a protected species need not detrimentally affect the potential to gain planning permission. The survey recommendations will be taken into account in assessing your application. You may have to make some changes to your initial plans and/or apply for an appropriate licence to allow works to proceed. In the majority of cases, however, protected species can be accommodated within development proposals.

Please note that the species listed and their roosts/breeding sites are protected from destruction or disturbance by the law, irrespective of planning permission. This includes intentional and reckless