08 / 0 ... APR 2008 - S M G

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.
Town and Country Planning Act 1990

Part 1

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	HERITAGE ESTATES UK LIMITED
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	C/O AGENT
Address 2:	
Address 3:	
Town:	
County:	
Country:	
Postcode:	

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	EMERY PLANNING PARTNERSHIP LIMITED
Unit:	4
House number:	
House suffix:	
House name:	
Address 1:	SOUTH PARK COURT
Address 2:	HOBSON STREET
Address 3:	
Town:	MACCLESFIELD
County:	CHESHIRE
Country:	
Postcode:	SK11 8BS

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CONVERSION OF EXISTING COW SHEDS AND DAIRY INTO 7 DWELLINGS AND THE ERECTION OF A GARAGE BLOCK

S M D C
- 4 APR 2008

Has the building, work or change of use already started? ☐ Yes ☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): _____ (date must be pre-application submission)

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4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: DOVEHOUSE FARM BARNS

Address 1: BLYTHE BRIDGE ROAD

Address 2:

Address 3:

Town: CAVERSWALL

County: STAFFORDSHIRE

Postcode (optional): ST11 9EA

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

ALTERATIONS TO SURFACING OF ACCESS AND VISIBILITY SPLAYS TO AGREEMENT OF LPA

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

THIS IS A RESUBMISSION - SEE PLANNING, DESIGN AND ACCESS STATEMENT

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	BRICK	USE EXISTING BRICKS WHERE POSSIBLE BUT SOME REPLACEMENT BRICKS OF A SIMILAR MATERIAL MAY BE REQUIRED	☐	☐	SEE PHOTOS
Roof	TILES	TO BE REMOVED AND RE-HUNG	☐	☐	SEE PHOTOS
Windows	TIMBER	TIMBER (AS EXISTING)	☐	☐	
Doors	TIMBER	TIMBER (AS EXISTING)	☐	☐	
Boundary treatments (e.g. fences, walls)	POST AND WIRE FENCE, BRICKWALLS, STONE WALLS	AS EXISTING - REPAIR STONE STONE WALL WHERE NECESSARY	☐	☐	SEE PROPOSED SITE LAYOUT DRAWING
Vehicle access and hard-standing	CONCRETE HARDSTANDING	DETAILS TO BE AGREED	☐	☐	
Lighting	N/A	N/A	☒	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

SEE ACCOMPANYING LETTER

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	9	9
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Other (e.g. Bus)	0	0	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [X] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [X] Yes [ ] No

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

AS AGREED WITH SEVERN TRENT WATER AUTHORITY

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [X] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [X] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [X] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [X] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

AS SUGGESTED BY ENVIRONMENT AGENCY ON PREVIOUS APPLICATION

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [X] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [ ] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [X] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [X] No

15. Existing Use

Please describe the current use of the site:

COW SHEDS

Is the site currently vacant? [X] Yes [ ] No

If Yes, please describe the last use of the site:

COW SHEDS

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) NOT KNOWN

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [X] No

Land where contamination is suspected for all or part of the site? [ ] Yes [X] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [X] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [X] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [X] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [X] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? [X] Yes [ ] No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						7
Flats and maisonettes	☐						0
Live-work units	☐						0
Cluster flats	☐						0
Sheltered housing	☐						0
Bedsit/studios	☐						0
Unknown type	☐						0
Totals $(a+b+c+d+e+f+g)=$							0

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							0

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							0

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							0

Total proposed residential units $(A+B+C+D)=$ 7

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							0

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							0

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							0

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							0

Total existing residential units $(E+F+G+H)=$ 7

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 7

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19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? [X] Yes [ ] No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐	861m²	861m²	861m²	n/a
	Agricultural Sheds	☐	approx	approx	approx	
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees: NOT APPLICABLE

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed: NOT APPLICABLE

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 0.2 HA

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	Davidson for EPP	02/04/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)*of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	Duncan for EPP	03/04/2008

~~B) I have/ The applicant has~~ given the requisite notice to every person other than ~~myself/ the applicant who, on the day~~ 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:	X	The correct fee:	X
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	X	3 copies of a design and access statement:	X
3 copies of other plans and drawings or information necessary to describe the subject of the application:	X	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	X
		3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	X

27. Declaration

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

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):	
	Duncan for EPP	03/04/2008	(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01625 433 881	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):
	01625 511 457

Email address (optional):

stewartgardiner@epp-planning.com

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? [X] Yes [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* [X] Agent [ ] Applicant [ ] Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

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THE TYRER PARTNERSHIP



Ecology Consultants/Surveyors
Specialising in Protected Species

12 Tyrers Close, Formby, Merseyside L37 4BE

Tel: 01704 875781 Fax: 01704 382304 Mobile: 07719 108429

Email address **bat.man@ blueyonder.co.uk**



Dovehouse Farm, Blythe Bridge Road, Caverswall

Inspection and Assessment in Relation to Bats & Barn Owls

Prepared for:

Emery Planning Partnership
4 South Park Court
Hobson Street
Macclesfield
SK11 8BS

Date: 1 January 2008

1.0 Introduction

1.1 As part of a proposed Planning Application at Dovehouse Farm, Caverswall an inspection and assessment was undertaken in relation to protected species. The aim of the survey was to ascertain if potential existed for bats or barn owls and if evidence of use was present. Should evidence be located then a scheme for the protection of the species would need to be implemented along with suitable mitigation measures. Emery Planning Partnership on behalf of their client commissioned the inspection and report.

1.2 The optimum time to investigate buildings for evidence of a bat roost is May – August, however that is not to say they cannot be inspected and assessed outside of that time and frequently the results can be conclusive which can save time and expense for Planning Applicants but it should be borne in mind that equally the inspection can be inconclusive.

2.0 Bats and their Requirements

2.1 All British bats and their roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed under Annex IV of the Habitats Directive as in need of protection. When dealing with cases where a European Protected Species (all UK bats) may be affected, a planning authority is a competent authority within the meaning of regulation 6 of the Habitats Directive, and therefore has a statutory duty under regulation 3(4) to have due regard to the requirements of the Habitats Regulation in the exercise of its functions. Therefore the Directive's provisions are clearly relevant in reaching planning decisions and these should be made in a manner which takes them fully into account.

2.2 Guidance is contained in Planning Policy Statement 9 (PPS9) on the consideration that should be given to Protected Species where they may be affected by development. Furthermore PPS9 paragraphs 5.34 & 5.35 identifies that bats are highly dependant upon built structures and new developments/conversions can take account of this by incorporating roosts into such structures. Furthermore where a European protected species may be affected by development then a licence to derogate from the Habitats Directive, 1994 Regulations would be required. Licences applications are processed and issued by Natural England subject to certain criterion being met.

2.3 Use of Buildings by Bats

a) Summer breeding roost.
b) Hibernation.
c) Transitional or temporary roost.

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

3.0 Survey Methodology (Bats)

3.1 The survey was conducted on 20th December 2007 by Mr S Irwin who holds an English Nature Bat Scientific/Education and Conservation Licence and is also licensed to disturb and observe barn owls. The barns that are due to be converted were inspected for potential places that may be of value to bats and if evidence of use was present. The interior of the barns were searched for signs of use, which mainly includes droppings or remains of prey items. Exterior elevations were investigated for places that are frequently used by bats as roosts or as access into roost chambers.

3.2 Although the survey was undertaken at a time when bats will be in their hibernation season evidence of previous use can be present outside of that time, but will depend upon species and roost location. If evidence of use was found to be absent the results, conclusions and recommendations are based upon surveyor experience and knowledge of bat ecology.

3.3 During the survey the surrounding habitat was assessed in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

4.0 Barn Owls and Buildings

4.1 Barn owls (*Tyto alba)* are a specially protected as a Schedule 1 Part 1 species under the 1981 Wildlife & Countryside Act (as amended), which gives protection to barn owls at all times. The main points in relation to nest sites are: "It is offence to intentionally or recklessly disturb them at or near a nest containing eggs or young. Intentionally damage or destroy a barn owl nest whilst in use or being prepared for use. It is also an offence to intentionally or recklessly disturb dependant young of a wild barn owl."

4.2 Barn owls will adapt to artificial nest boxes within buildings given that suitable habitat exists within its feeding range and linear features such as hedgerow, ditches or watercourses are present as links to other areas, which allows the expansion of young barn owls looking for territories. The boxes will serve both as a breeding site and as a place for general roosting or shelter.

4.3 Recent research has shown that if the loss of a central occupied site were lost to a barn conversion or demolition the resident pair would generally abandon other alternative sites. (Ramsden.1998 Bird Study 45, 68-67). The research therefore concluded that the loss of the occupied site would have a disproportionately large negative affect even if other alternative sites were available. Thus it is important to retain an occupied site and not take the approach of providing an alternative in a different location.

5.0 Survey Methodology (Barn Owls)

5.1 The inspection was conducted in tandem with the investigation for bats when barn owls will have completed their main breeding season but it is always possible for late dependant young still to be present in nest sites. Interior surfaces were inspected by torchlight for signs of barn owls, which would include pellets, discarded feathers or typical splashes of white faeces on or around roosting places such as beams.

6.0 Findings

6.1 Dovehouse Farm is located in a rural area and the immediate and surrounding area is suitable for foraging bats; where such habitat is present close to buildings then the percentage use of those buildings, by bats, increases given that roost opportunities are available. Beyond the site there is pasture and rough grassland which would support small mammals and as such be of value for barn owl hunting.

6.2 The site consists of a main barn and several outbuildings, the outbuildings hold no potential for either bats or barn owls and no evidence of use was found in these structures. A brick built barn with a tiled roof represents the largest building; it is generally in a semi derelict condition with numerous roof tiles missing and a high proportion of roof timber is rotted beyond redemption. During the search of the interior it was noted that an upper floor or loft space is absent and therefore will significantly reduce roost opportunities for bats that show a preference for such places; typically Brown Long Eared (*Plecotus auritus*).

6.3 Beneath the roof tiles remnant underfelt is present in some areas and the absence of this material beneath the entire roof will reduce places for crevice dwelling bats such as Pipistrelle (*Pipistrellus*), whereby they often roost between the two materials. However, in the main roof beams and frames there are open joints and crevices which could be used for either hibernation or as temporary use at anytime of the year but on the day of the survey bats were not located in these features. Throughout the search of the barn no evidence was found that would suggest regular use by bats.

6.4 In relation to barn owls there is an absence of nesting places and no evidence was found that would indicate that the barn has been used as a frequent day shelter or for occasional use between hunting forays.

7.0 Conclusions

7.1 From the results of the survey it can be concluded that the site holds no potential for barn owl nesting and evidence of use was absent; therefore the redevelopment of the site would not have an impact upon this species.

7.2 Potential for a bat breeding roost is low but there are opportunities that could be used for other purposes i.e. hibernation or temporary use. Although the barn roof is damaged there is a sufficient area left in place to provide shelter to the floor beneath, thus if regular activity of bats had taken place within the barn then some evidence of such use would still be present.

8.0 Recommendations

8.1 Prior to the work commencing the identified joints and crevices in the roof beams will need to undergo a detailed investigation for the possible present of bats and conducted by a licensed bat consultant. In the event of bats being discovered then depending upon the level of use a European Protected Species Licence may be required to allow work to commence. (See 2.2) If at any other time bats are found **or suspected** then, as a legal requirement, work in that area should cease until further advice has been sought. If timber treatment is to be used then the acting consultant should be notified and advice sought as to appropriate chemical to use where bats may be present at some future stage.

8.2 In line with the contents of PPS9 it would be of value for bat conservation if roost opportunities are created in the conversion and subject to viewing architects drawings designs can be provided.

Land Registry
Current title plan

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Ordnance Survey map reference SJ9542NW
Scale 1:1250
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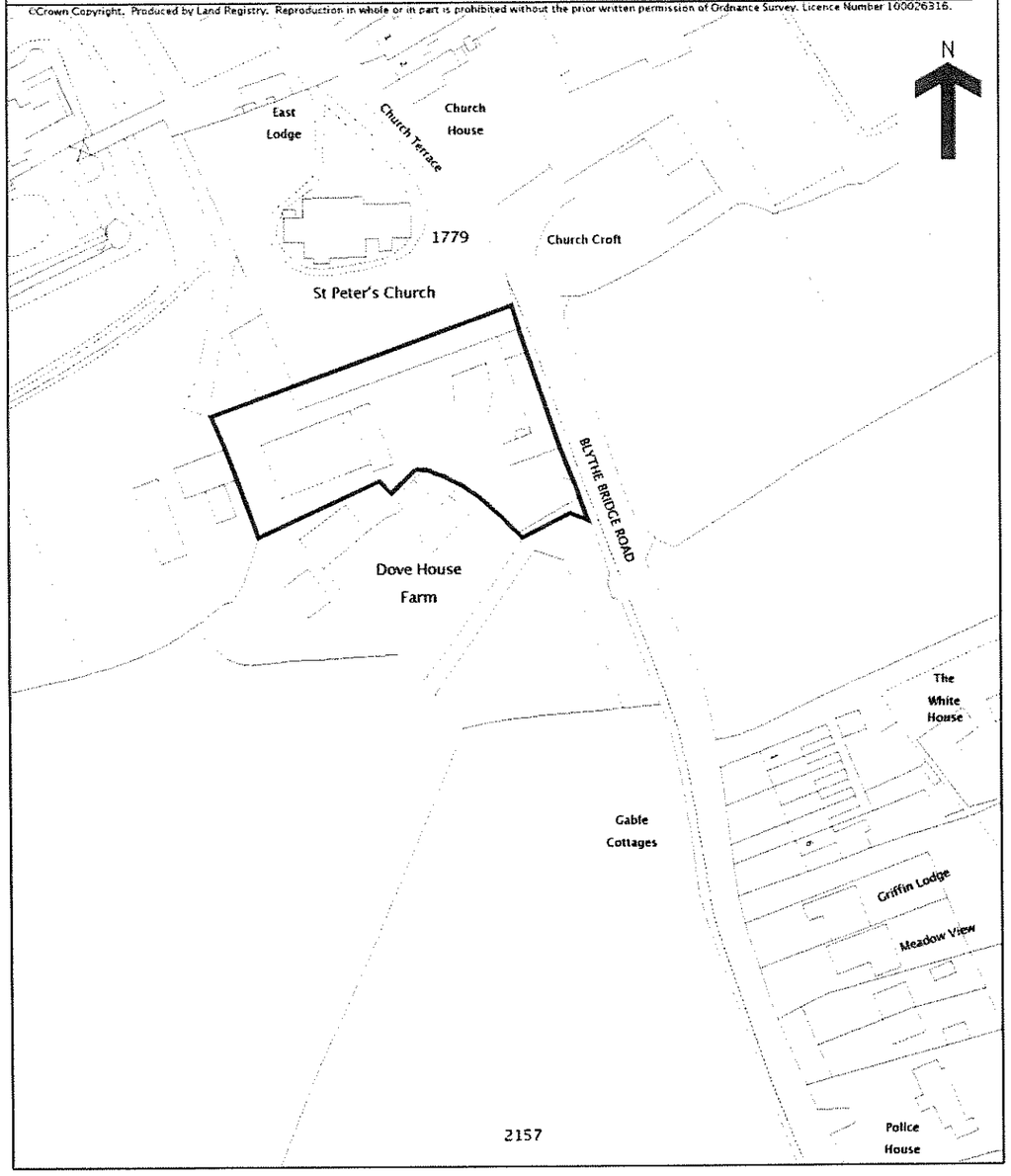

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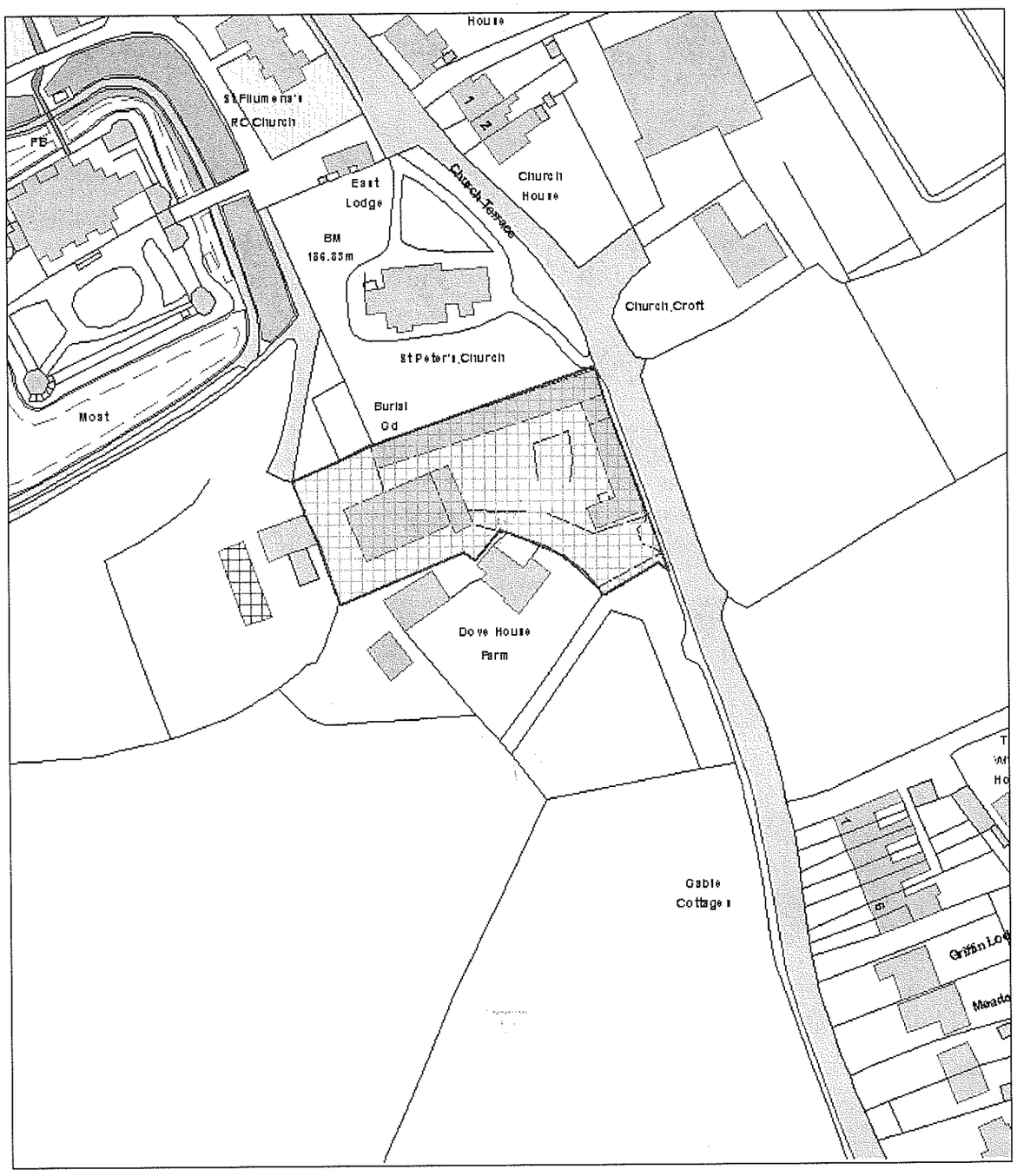

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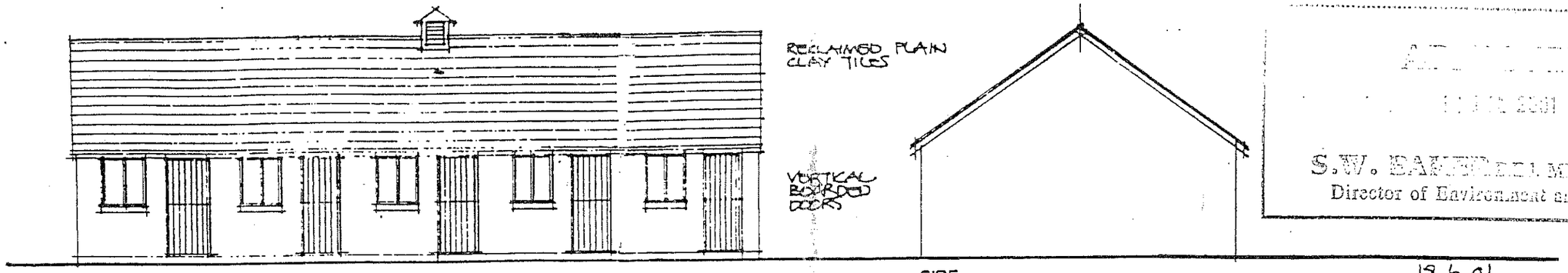

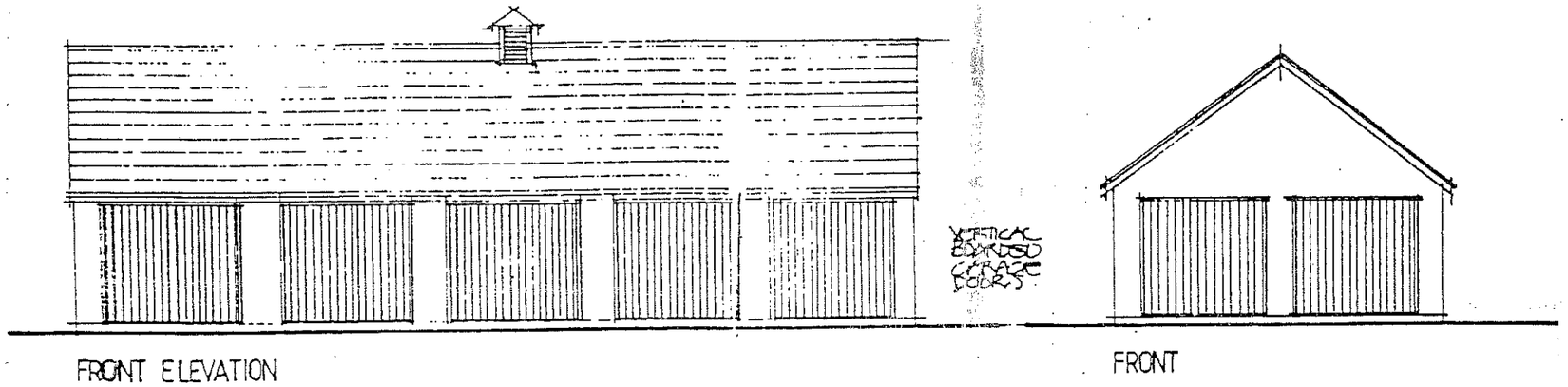

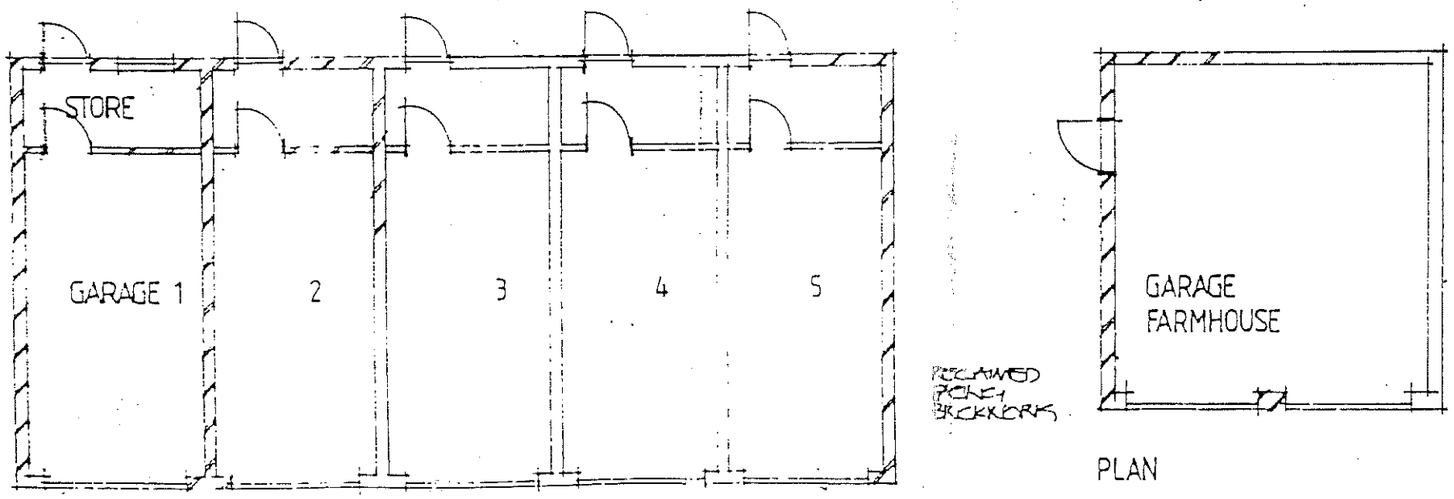

GARAGE BLOCK 1:100

S.W. BAKER
Director of Environment and Le...

18.6.01
No. of garages reduced to 5 no.
rev. A Design as approved by previous applic

2726/3.05 A

Proposed Garages

Scale: 1:100 Date 5/ 2001

Dovehouse Farm Caverswall

Client

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08 / ... APR 2008