

Conversion of Dutch Barn to dwelling

Coach Road Farm, Cut Lane, Kirkby, Knowsley, L33 3AJ

HABITATS REGULATION SCOPING ASSESSMENT

Location

The site is located approximately 14km east of the Ribble and Alt Estuaries SPA/Ramsar site, 14.5km east of the Mersey Narrows and North Wirral Foreshore SPA and Ramsar Site and 15km north of the Mersey Estuary SPA and Ramsar site. These sites are protected under the Conservation of Habitats & Species Regulations 2017 (as amended) and Local Plan policy CS8 applies.

An assessment of likely significant effects on the above designated sites must be carried out prior to determination in order to determine whether an appropriate assessment is required.

This information was not included during the determination of the previously refused application and consequently formed part of the refusal reason.

The applicant has recently received consent for the similar conversion of another barn on this site (application reference 22/00299/FUL), which was assessed using this methodology and approved by MEAS.

SSSI Impact Risk

The proposed development is within the recently updated (February 2022) Natural England Impact Risk Zone (IRZ). These zones have been identified to trigger consultation with Natural England to assess impacts of development on SSSIs prior to determination of the application.

We have considered the possibility of likely significant effects under the Habitats Regulations using the source-pathway-receptor model (See Appendix 1). There will be no likely significant effects on the European Sites. A detailed Habitats Regulations Assessment report is not required.

Assessment of Likely Significant Effects

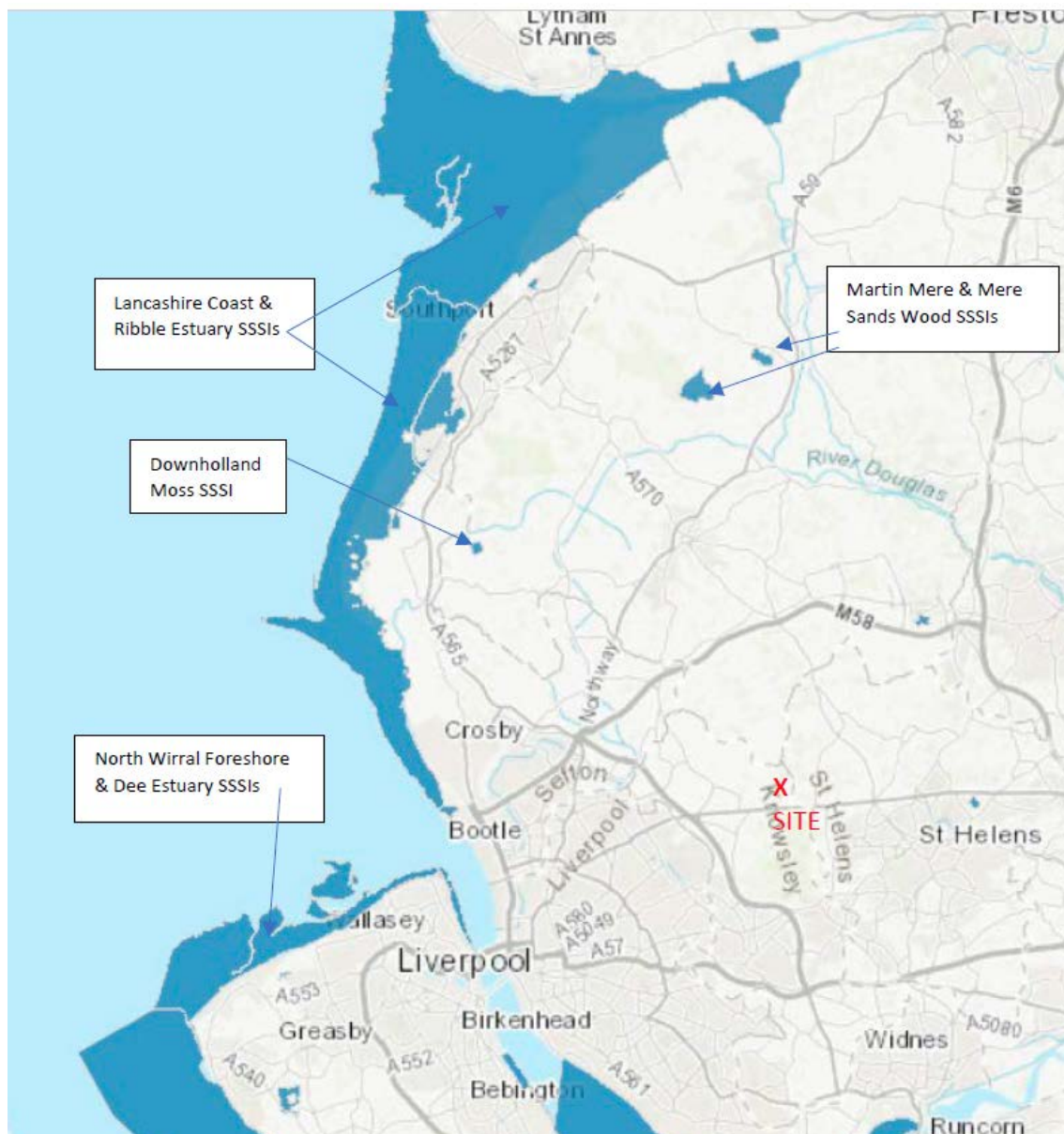
The proposal is to convert an existing Dutch barn at the former Coach House Farm to a new dwelling.

The works will comprise construction works as follows:

- Replacement of the roof
- Re-cladding of the existing steel frame, new doors and windows
- Conversion of existing piggery shed to accommodate home office and store
- External landscaping works including hard and soft landscaping

The extent of these works is shown in detail on the planning application drawings.

The works will be planned and undertaken in order to adverse effects upon pathways between the proposal site and the national and international sites identified on the map below.



The nearest designated sites are the Downholland Moss and the Wirral / Mersey Estuary and Lancashire Coastal SSSI's and Ramsar Sites. The land immediately adjacent to the site is arable and has suitability as functionally linked land for qualifying bird species of the sites above. Records of qualifying species, including significant numbers of pink-footed geese, exist within 1km of the site indicating that the adjacent land is functionally linked.

The most likely impact would be effects of the construction works on birds en-route to and from these designated sites. The proposals are relatively small scale, however there is a risk of disturbance of species using adjacent land during conversion works.

This can be avoided or significantly reduced by special attention to the issues identified below.

- **Extent of site and compound location**

The site boundary is contained within the red edge on the application location plan that is included in the planning application documents. There will be no construction works outside of this red edge. The site compound will be wholly located within the site boundary, all tools and machinery will be stored within the site boundary.

- **Transport routes and parking**

All transport to and from the site for building workers, deliveries of materials and removal of waste will take place using the existing adopted Cut Lane and access road to the former farm – see map below. There will be no vehicle or plant movements off-road across open fields. There is sufficient contractor vehicle parking area available within the site boundary.



- **Demolition works**

The roof covering and timber wall cladding is to be replaced with new insulated metal roof deck system and brickwork. This will be undertaken carefully by hand and material disposed of as set out in the 'Waste Disposal' section below.

- **Noise and vibration**

This will be kept to a minimum. Working hours will be between 8am to 5pm. All plant will be shut down when not in use, avoid unnecessary revving. The site induction for all workers includes specific reference to noise and vibration.

- **Avoidance of contamination**

The appointed contractor will be required to follow the principles of the former Environment Agency Pollution Prevention Guidelines (PPG). These will include the provision and maintenance of suitably sized "spill kits" and bunded fuel bowsters with at least 110% tank capacity. It is not envisaged that any hazardous chemicals will be required for the works. However if this should become necessary then storage / containment of such chemicals will be undertaken in accordance with the chemical manufacturers' COSHH information instructions, advice & guidance.

- We will take all reasonable precautions to ensure that emissions of dust, waste water and air pollution are minimised. All equipment such as power saws etc, will be fitted with dust suppression measures including damping down to minimise risk of debris / dust / water overspray. Wheel washing facilities will comprise a mobile pressure washer and water tank which will allow movement of the facility between access points as and when necessary. No run-off (other than clean water) will be allowed into ditches and watercourses. Slurry arising from cement mixing, washing down etc, will be disposed of via the waste material skips.

- **Details of the materials, machinery and equipment to be used**

Small plant and tools – 2 or 4 tonne mini digger, cement mixers, hand and power tools, scaffolding. All to be used in accordance with manufacturers' safe operating procedures and guidelines.

- **Waste Disposal**

All waste to be deposited into skips and periodically removed from site for disposal and recycling in accordance with the relevant waste disposal regulations. No waste to be dumped on site. Skips will be covered to prevent risk of wind-blown debris.

- **Programme and timescale**

To be confirmed, but Autumn 2024 start. Duration will be approximately 1 year. The main working days will be Monday – Friday. Any work to be taken outside of the above hours will be done with prior agreement with the Site Agent. Working hours will probably be 8am until 6pm, there are nearby dwellings and it will be important to avoid anti-social hours and disturbance.

- **Operative training and skills development**

Operatives will be given toolbox talks about the need to work in an environmentally sustainable manner and the importance of protecting the natural environment by strict adherence to method statements and health and safety, especially concerning risks of contamination and how to minimise this.

- **Protection of the Non-Designated Heritage Assets**

Operatives will work with due diligence and care in the vicinity of the heritage buildings (stone barn and farmhouse), to minimise accidental impact or damage by collision by plant and machinery or flying debris.

Appendix 1 - Habitats Regulations Assessment Source-pathway-receptor table

Source	Pathway	Receptor	Conclusion
Construction activities	Visual and noise disturbance	Qualifying bird species within the Ribble and Alt Estuaries SPA and Ramsar sites.	Can be significantly reduced by special attention to the issues identified in the bullet points above. No likely significant effects.
Construction related pollutants	Release of construction related pollutants within the Ribble and Alt Estuaries SPA and Ramsar sites.	Qualifying species and habitats within the Ribble and Alt Estuaries SPA and Ramsar sites and Sefton Coast SAC.	Can be significantly reduced by special attention to the issues identified in the bullet points above. No likely significant effects.
Proposed glazing New glazing is proposed for the partially open barn	Bird strike	Qualifying bird species within the Ribble and Alt Estuaries SPA and Ramsar sites.	Proposals will increase the amount of glazed area. However, it is unlikely to result in increased risk of bird strike as the building structure is sufficiently dominant and glazing is broken up by existing supports and steel work to prevent bird strike. No likely significant effects.