

<u>APPLICATION NO:</u>	23/02740/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	5 Netherley Road, Tarbock Green, Knowsley		
<u>PROPOSAL:</u>	REFURBISHMENT AND CHANGE OF USE OF ATTACHED BARN / STORAGE BUILDING FROM AGRICULTURAL USE TO CHILDRENS CARE FACILITY FOR 3 CHILDREN TOGETHER WITH ASSOCIATED TRAINING AND STAFF FACILITIES (USE CLASS C2 RESIDENTIAL INSTITUTIONS) TOGETHER WITH REBUILD OF DETACHED OUTBUILDING TO REAR TO PROVIDE STORE AND OFFICE TO GROUND FLOOR WITH STORAGE ABOVE.		

Site Description

The site is on Netherley Road and within Tarbock Green Conservation Area and the Green Belt. The application site is part of an existing landholding and building accessed from Ox Lane and also with an access onto Netherley Road which comprise the later farmhouse (Spencer House) and the early cottage (Brewery House) and outbuildings. The application site itself comprises the eastern part of Brewery House, an attached outbuilding (which was formerly a stables and barn / outbuilding and will be called barn within the report), together with the ground floor outer walls only of a detached outbuilding which was possibly a former stables building with hay store above and it is this site, part of the existing larger landholding, which has the access onto Netherley Road. In addition there is garden area and unused land within the curtilage of the redlined site area. Historically a brewery, the site appears to have changed over to agriculture in the 1920's. The attached site to the west, including Spencer House attached to the western side of Brewery House, operates as a childcare facility and residence.

Proposal

The application site is part of an historic former farm and brewery on Netherley Road. The application is for refurbishment of the attached barn and eastern part of Netherley Road to use as a children's home and training facility. It is also proposed to refurbish/rebuild a detached outbuilding now down to the ground floor walls back to a two storey building for use as an office and storage facilities. A bin store and bicycle parking store would also be installed between the existing attached barn to be refurbished and used as training facility and children's home, and the neighbouring house, Brewery Farm.

The former stables had what appears to be a hay loft to the first floor; the building has been taken down to one storey as there were structural concerns. It was constructed of red brick and had a slate roof, and materials have been retained on site. The outbuilding would be fully rebuilt and used as secure store, office and a garden equipment store.

The proposal seeks to carry out external refurbishment works including the

installation of new windows and doors, the installation of conservation rooflights, repairs to the roof using reclaimed slate and the installation of replacement cast iron rainwater goods to the barn/storage building and tack room. It is this building together with the eastern part of the farmhouse building that would form the children's home and training centre.

The revised access scheme proposes no access onto/off Netherley Road. Instead the access, as amended, would now utilise the existing access / egress off Ox Lane used by Spencer House, the adjoining property which itself is operated by the applicant of the current proposal.

Consultations

Highway Authority – No objections and request a condition that the Netherley Road access / exit is closed off.

Environmental Health – No objections, and request conditions requiring to Phase 1 contamination investigation, CMP and hours of works.

Merseyside Environmental Advisory Service – No objections and request conditions relating to bat and bat habitat mitigation, RAMs measure, breeding birds protection, swallow method statement, bird nesting and bat roost boxes to be provided, hedgehog highways requirement and CMEP to avoid pollution of Brickwall Culvert LWS.

Conservation & Design Officer – No objections and request windows and materials approval.

Merseyside Police HQ – No comments received.

Merseyside Fire and Rescue Authority - No objections and provide information of Fire Authority requirements

Tarbock Parish Council - No Comments Received

Representations

This application has been publicised by letters sent to 9 neighbours. It has also been advertised by Site Notice and a Press Notice.

There has been 1 letter of objection. The representations are summarised as follows:

- The address appears different to previous applications for the site.
- Previous applications have been refused, including the appeal.
- The property has been residential for the last 60 years consisting of a house, attached garage and a small outbuilding which has been demolished so cannot understand where the change of use from agriculture comes from.
- The property is situated on an S bend at the junction of Netherley Road, Ox Lane and Greensbridge Lane with 1 entry / exit point on Ox Lane and 1 on Netherley Road. Neither of the access points has a clear line of site for oncoming traffic. This is a busy junction, and many times cars have through the hedge and fence.
- The property was built in the days of horse drawn transport and is totally unsuitable for any business that requires vehicular access and is totally unsuitable location for a business that involves children.

When the application was revised with the access / exit proposed to utilise the existing access off Ox Lane neighbours were notified of the amended planning application by letter. No further representations were received.

Relevant Planning History

02/00938/FUL -- RETENTION OF PORCH AND FENCING TOGETHER WITH GATES AND ERECTION OF CONSERVATORY. Granted: 15.01.003.

07/00834/COU - CONVERSION AND EXTENSION OF OUTBUILDINGS TO FORM 1 NO. RESIDENTIAL DWELLING. Granted: 23.10.2007.

11/00662/CLD - APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT FOR USE OF DWELLING AS A CHILDREN'S HOME FOR 4NO. CHILDREN. Granted: 03.04.2012.

11/00674/COU - CHANGE OF USE OF EXISTING DWELLING AND ASSOCIATED OUTBUILDING (USE CLASS C3) TO CHILDREN'S HOME (USE CLASS C2) TOGETHER WITH ASSOCIATED BOUNDARY TREATMENTS. Refused: 03.04.2012. Appeal allowed: 14.01.2013.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Spencer House is the building attached to the western part of Brewery House within

the larger landholding of which the planning application forms part. The property is used for residential children's care and the use extends into Brewery Cottage to the east. The garden of Spencer House is separated from the garden of Brewery Cottage by a fence. The proposal is to change the use of the barn attached to Brewery Cottage on the eastern end to provide residential accommodation and care for 3 children and training and staff facilities. It is also proposed to build back up the detached outbuilding of which only the ground floor walls are standing to provide an office and storage facilities. Considering the context of the site within a larger landholding which is providing residential care to children and that the site is well shielded from public viewpoints it is considered that the application subject to design and amenity issues, highway safety and policy compliance.

Design and Heritage Issues

To enable the proposed use the barn will have works carried out to it including external works. The external refurbishment works to the barn would include the installation of new windows and doors, the installation of conservation rooflights, the bricking up of one doorway, repairs to the roof using reclaimed slate and the installation of replacement cast iron rainwater goods. It is also proposed to rebuild the former detached building, and to install a bin and bicycle store, and new fencing and gates.

There is no objection to the proposed change of use of the barn from a conservation perspective, as the best way to conserve a building is to maintain it in an active viable use, and the existing use of the building as agricultural is not viable. The rebuilding of the outbuilding would enhance the conservation area as its loss would harm the agricultural character of the conservation area. The outbuilding would appear to have been in very poor condition for some time and its rebuild / repair would be positive to the character and appearance of the conservation area.

The proposed external works would maintain the character of the buildings. The location of the proposed new windows appear to have been carefully considered. The reuse of the original brick and slate is appropriate and acceptable both to the buildings and the character and appearance of the conservation area.

The windows on site are relevantly modern. Given the agricultural and brewery historic use of these buildings they would have had smaller panes of glass with glazing bars and therefore any replacement windows should be timber and have a horizontal glazing bar. Therefore it would be prudent to attach a condition to the planning permission requiring that notwithstanding the application submission full details of the windows are required to be submitted and approved, with the agreed details being the windows to be installed. This would ensure that the windows installed would be more appropriate in the buildings.

The proposed bin and bicycle storage are of an appropriate design and their location would have limited impact on the character and appearance of the conservation area. The application site will now use the existing Spencer House access off Ox Lane. A condition will be attached to the planning permission requiring the submission of a scheme for the closure of the Netherley Road access and the making good the public footway. As such the gate and fence may not be required or could be utilised to separate the garden areas of the application site and Spencer House. as an access and that the timber fence will be removed.

Overall, the proposed change of use and associated works to the buildings would improve the appearance of the buildings and the site. The proposed works would

have a positive impact on the character and appearance of the conservation area by securing a long-term use and improving the appearance of the buildings.

The application would comply with Policies CS2, CS19 and CS20 of the Core Strategy and Saved Policy DQ5 of the UDP.

Green Belt Issues

The site is within the Green Belt. NPPF para 153 states “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.” NPPF para 154 states that development in the Green Belt is inappropriate unless it is for listed exceptions. Amongst the listed exceptions, at NPPF para 154 c) is “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.” Another use exception listed at 154 d) is “the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.”

The change of use of the barn and the proposed installation of windows, rainwater goods and the other proposed works is clearly within the exception listed at 154 c). With regards the outbuilding that was reduced relatively recently due to structural instability. Its rebuild / repair would take it back to the style and height and would be partial replacement, albeit replacement after the dismantling of that part of the building. The outbuilding was / is not visible from public vantage points, and it is considered that the rebuild / repair of the building and its conversion to office and storage use would not impact on the openness of the Green Belt or the purpose of it. As such it is considered that the works do not constitute a conflict with NPPF paras 153 and 154, Policy CS5 of the Core Strategy and Saved Policy G7 of the UDP.

Highway Issues

Due to the significant concerns of the Highways Engineer and Local Planning Authority with regards the original scheme proposal of site access onto and from Netherley Road the application has been revised. The amended scheme proposes no use of the Netherley Road access and proposes that the access should utilise the existing access to and from Ox Lane. The scheme as amended would not be detrimental to highway safety and the highway engineer has no objections to it. There is sufficient parking within the larger landholding for parking provision for both the existing care facility and the proposed care and training facility.

Ecology Issues

The proposals involve the destruction of a bat roost, and the applicant would require a Natural England European Protected Species licence prior to any works commencing. The Council ecology consultant has requested that to ensure this a condition requiring the applicant to submit a copy of the licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead be attached to the planning permission.

The Bat Survey report has confirmed presence of a common pipistrelle day roost and

brown long-eared bat feeding perch. These roosts will be lost to development. To ensure that the mitigation is undertaken the consultant has requested a condition that the development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the Bat Survey Report which details the methods for maintaining the conservation status of bats, unless otherwise varied by a European Protected Species licence subsequently issued by Natural England.

The proposed scheme provided the requisite license is obtained and the noted mitigation measures implemented is acceptable with regards bat and bat roost impacts.

Designated Sites

The proposed development is close to Brickwall Covert LWS, around 30m to the east. Other designated sites are further away at 400+m. Brickwall Covert LWS is designated for broadleaf and mixed plantation, priority habitat and wetland habitat. As such the ecology consultant advises that a Construction Environmental Management Plan should be required by condition to avoid potential pollution transfer from the development of the scheme.

Hedgehog/Badger

The habitats on site are suitable for foraging hedgehog and badger which are a priority and protected species. As such the applicant should be advised that reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them and detail such measures. The applicant could be informed by informative.

As hedgehog is a Priority Species in order to maintain habitat connectivity for hedgehogs, it is recommended that hedgehog highways (13cm x 13cm gaps) should be installed into any close boarded fences on site, which could be achieved by condition attached to the planning permission.

Breeding Birds

The proposed development would result in the loss of breeding habitat for swallow. Swallows are site faithful and to mitigate for this loss, the applicant must provide mitigation. Such mitigation should be in the form of details of bird nesting boxes (e.g. number, type and location on an appropriately scaled plan) that would be installed on the site submitted for agreement with the Local Planning Authority prior to commencement of works. The replacement nesting provision should be in place before the existing breeding habitats are obstructed, damaged or destroyed and swallows return. This should also be required for other birds, as the development would result in the loss of bird breeding habitat.

Great Crested Newt/Amphibians and Reptiles

The submitted RAMs (GCN) report (Brewery House, 5 Netherly Road, Knowsley, RAMs (GCN), Rachel Hacking Ecology, Matthew Bottomley, 27/09/2024, RHE.3997.02) has limitations as no Local Environment Record Centre search or Habitat Suitability Index of ponds was undertaken due to access restrictions. However, due to dispersal barriers, distance and better quality habitat being available adjacent to the off-site ponds this does not affect the conclusions of the report, which are accepted. The conclusion of the report is that there is a very low risk that GCN

could be harmed or disturbed as a result of the proposed development and with the implementation of the Reasonable Avoidance Measures (RAMs) this can be reduced to negligible risk. As such the applicant should be advised that reasonable avoidance measures for amphibians and reptiles should be put in place to ensure that there are no adverse effects on them and detail such measures. The applicant could be informed by informative.

The application complies with Policies CS2 and CS8 of the Core Strategy.

Conclusion

The proposal as revised is acceptable and would not be detrimental to visual or residential amenity or to highway safety. The proposals would restore and bring back buildings into use which would benefit the conservation area overall and would not impact on the openness of the Green Belt particularly taking site context into consideration. The application as amended complies with planning policies and is recommended for approval

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Notwithstanding any submitted details no part of the development hereby permitted shall commence until full details of the means by which all site accesses from Netherley Road shall be closed off and the footway reinstated have been submitted to and approved in writing by the Local Planning Authority including boundary treatments where applicable. The closures and footway reinstatement shall be implemented in accordance with the approved details prior to the first occupation or use of any part of the development hereby permitted and shall be retained at all times the development is in use.

Reason: In the interests of highway safety and to comply with Policies CS2 and CS7 of the Local Plan Core Strategy adopted January 2016.

- 4) A Phase I site investigation shall be submitted for written approval prior to works commencing in order to establish whether there are any concerns of contamination from the current or previous use of the site or adjacent sites. This report shall include the results of a desk study, site walkover, and human health and environmental risk assessment. If identified as necessary by the desk study, a Phase 2 site investigation and remediation proposals shall be submitted for approval prior to works commencing. In any event the applicant / developer is requested to contact the Councils Environmental

Health Service (Tel: 0151 443 4267/4266) as soon as is practicable should previously unsuspected contamination be encountered during the development of the site. A site completion report shall be submitted for written approval prior to occupation confirming that encountered site conditions were as expected and detailing any necessary remedial actions.

Reason: In the interests of the health and safety of residents and persons attending the site, public safety and the water environment and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 5) The number of children residing at the premises hereby permitted shall not exceed 3 at any time.

Reason: To maintain the level of amenity enjoyed by local residents, and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 6) Works shall not commence until the Local Planning Authority has been provided with a copy of a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified development to proceed.

Reason: In the interests of bat habitat mitigation and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 7) The development shall only be implemented and carried out in accordance with all of the recommendations for mitigation and compensation set out in the Bat Survey Report (Brewery House, 5 Netherly Road, Knowsley, Bat Survey Report, Rachel Hacking Ecology, Matthew Bottomley, 2024, RHE.3997) which details the methods for maintaining the conservation status of bats, unless otherwise varied by a European Protected Species licence subsequently issued by Natural England.

Reason: To ensure protection of bats and suitable mitigation for the loss of bat habitat in compliance with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 8) Prior to the first occupation or use of the development hereby approved a scheme of hedgehog highways in the form of 13cm by 13cm gaps in the boundary treatments shall be submitted to and agreed in writing, and the agreed scheme implemented. The hedgehog highways shall be retained at all times the boundary treatments remain in place.

Reason: In the interests of species protection and biodiversity and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 9) Notwithstanding any description of materials in the application, no above ground development works shall take place until samples and full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and include

mortar details and should be reflective of those within the overall site and surrounding area. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: To preserve the character and appearance of the Tarbock Green Conservation Area in the interests of visual amenity and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 10) Notwithstanding submitted details all windows to be formed or altered in connection with the proposed development hereby permitted shall be constructed in accordance with details (including details of all mouldings, transoms, mullions and opening mechanisms) which have been submitted to and approved in writing beforehand by the Local Planning Authority. These shall be retained at all times that the buildings remain in use.

Reason: To preserve the character and appearance of the Tarbock Green Conservation Area to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016S and Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

- 11) No trenches, pipe runs for services or drains shall be sited within the root protection area of any tree.

Reason: In the interests of local amenity and tree protection and to comply with Policies CS2, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order), no windows or openings shall be inserted in the buildings the subject of this application other than those shown on the approved plans.

Reason: To preserve the character and appearance of the Tarbock Green Conservation Area and in the interests of privacy having regard to Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

- 13) No development shall take place (including any demolition, ground works, site clearance) until a method statement for swallow harm and habitat loss mitigation has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include:
- Avoidance measures to avoid harm to swallows.
 - Extent, type and location of proposed swallow nesting provision.
 - Timing for implementation of replacement swallow nesting provision.

For the avoidance of doubt drawings shall be included with regard proposed swallow nesting provision

Reason: In the interests of swallow and swallow habitat protection, biodiversity conservation and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 14) No above ground works shall take place prior to details of the number and location of bird nesting boxes and bat roost boxes to be incorporated into the scheme and located within the site including drawings, being submitted to and approved in writing by the Local Planning Authority. The bird nesting boxes, and bat roost boxes shall be installed in accordance with the approved details prior to the first occupation / use of the buildings and shall be retained at all times thereafter.

Reason: In the interests of biodiversity conservation and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 15) No part of the development hereby permitted shall be commenced until a Construction / Demolition Environment Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. This shall include but not be limited to the following: -

- Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- Methods to avoid any potential pollution transfer from the proposals through to Brickwall Covert LWS and the wider water environment.
- Methods for dust control and suppression.
- Details of wheel washing facilities including location and type.
- The areas for the storage of plant and materials.
- Location of site compound.
- Details of relevant pest control measures to be taken during both the construction and demolition phases.

Development works and proceedings shall only take place in accordance with the agreed Construction / Demolition Environment Management Plan.

Reason: In the interest of residential and general amenity, protection of Brickwall Covert LWS and the wider water environment and highway safety and to comply with Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 16) During the site works period no works or deliveries shall take place outside the hours of: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays, Bank Holidays or Public Holidays.

Reason: in the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

Date Received	Ref. No	Version	Drawing/Document Title
03/07/2024	001	A	LOCATION PLAN (1:1250) AND EXISTING SITE PLAN (1:200)
03/07/2024	002	-	PROPOSED SITE PLAN
22/07/2024	004	A	PROPOSED FLOOR PLANS
22/07/2024	006	-	PROPOSED ELEVATIONS
26/09/2024	RHE.3997	-	BREWERY HOUSE, 5 NETHERLEY ROAD, KNOWSLEY BAT SURVEY REPORT 2024 (RACHEL HACKING ECOLOGY)
23/10/2023	008	-	BOUNDARY DETAILS
23/10/2024	007	-	PROPOSED CYCLE STAND / BIN STORE

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **6 January 2025**

Informatives

- 1 Merseyside Fire Authority.
- 2 Badgers and Hedgehogs

The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on badgers and hedgehogs:

- A pre-commencement check for badger and hedgehog.
- All trenches and excavations should have a means of escape (e.g. a ramp).
- Any exposed open pipe systems should be capped to prevent mammals gaining access.
- Appropriate storage of materials to ensure that mammals do not use them.

3. Amphibians and Reptiles

The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on amphibians and reptiles:

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

- Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians / reptiles present to move away from the affected areas.

- The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians / reptiles from seeking shelter or protection within them.

- Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians / reptiles from seeking shelter beneath them. Any excavation must be infilled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians / reptiles.

4. Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds. If works are undertaken in this period a qualified ecologist should be on hand to advise on procedure should eggs, young or nests be encountered.

5. The applicant, their advisers and contractors should be aware that if any European Protected Species are found, then as a legal requirement, work must cease, and advice must be sought from an ecologist.

