

## SCHEDULE A: Applications with Recommendation

20/0326

Item No: 03

Date of Committee: 08/01/2021

**Appn Ref No:**  
20/0326

**Applicant:**  
Richard Telford

**Parish:**  
Stanwix Rural

**Agent:**  
PlanB Building Drawing

**Ward:**  
Stanwix & Houghton

**Location:** The Old Sawmill, Linstock, Carlisle, CA6 4PY

**Proposal:** Demolition Of Existing Sawmill Building; Erection Of Contractors Office/Storage Unit

**Date of Receipt:**  
26/05/2020

**Statutory Expiry Date**  
21/07/2020

**26 Week Determination**

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### REPORT

**Case Officer:** Alanzon Chan

#### 1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

#### 2. Main Issues

- 2.1 Whether The Principle Of The Development Is Acceptable
- 2.2 Whether The Scale And Design Of The Development Is Acceptable
- 2.3 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.4 Impact Of The Proposal On Highway Safety
- 2.5 Issues Regarding Surface And Foul Water Drainage
- 2.6 Issues Regarding Trees And Hedgerows
- 2.7 Impact Of The Proposal On Biodiversity
- 2.8 Impact Of The Proposal On The Frontiers of the Roman Empire (Hadrian's Wall)

#### 3. Application Details

##### The Site and Background Information

- 3.1 The application site is located to the south-west of Linstock off a private drive

adjacent to the M6 over-bridge and is approximately 75 metres from the M6 Northbound. The site is bounded to the north, east and south by tall ruderal and scrub vegetation.

- 3.2 The building was previously used as a sawmill. However, as the building fell into a state of disrepair over time, it ceased operating as a sawmill and has since primarily been used for storage of agricultural machineries and plants. The applicant owns a building / joinery business and he purchased this site a few years back and has continued to use this site for storage of machineries and plants.

## **The Proposal**

- 3.3 The proposal seeks outline planning permission to replace the existing sawmill building with a contractors office/storage unit.

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of a site notice and notification letters sent to three neighbouring properties. No verbal or written representations have been made during the advertisement period.

## **5. Summary of Consultation Responses**

**Historic England - North West Office:** No comments

**Cumbria County Council - (Highways & Lead Local Flood Authority):** No objection subject to the imposition of a condition

**Stanwix Rural Parish Council:** raise concerns that the demolition of the existing building and the partial removal of the unkempt ruderal and scrub vegetation would have the potential to impact upon several taxa including bats and birds.

**United Utilities:** No objection

## **6. Officer's Report**

### **Assessment**

- 6.1 Section 70 (2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP1, SP2, SP6, CM4, CC5, IP3, IP6, GI3, GI6 and HE1 of the Carlisle District Local Plan (CDLP) 2015-2030.

The proposal raises the following planning issues:

## 1. Whether The Principle Of The Development Is Acceptable

- 6.3 One of the main issues to establish when assessing this application is the principle of development. The NPPF and CDLP Policy SP1 require development proposals to be considered in the context of a presumption in favour of sustainable development in order to secure development that improves the economic, social and environmental conditions of the district.
- 6.4 Paragraph 10 of the NPPF outlines that *"at the heart of the NPPF is a presumption in favour of sustainable development"*. This echoes with the objectives of the adopted CDLP Policy SP1, of which it advocates that when considering development proposals, Carlisle City Council should take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
- 6.5 Meanwhile, paragraph 117 of the NPPF encourages planning policies and decisions to reuse previously-developed or 'brownfield' land for development, except where this would conflict with other policies in this Framework.
- 6.6 Paragraph 118 of the NPPF advocates that planning decisions should 'give substantial weight to the value of using suitable brownfield land within settlements for [the] identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land' and 'allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.'
- 6.7 CDLP Policy SP6 states that proposal should:
- respond to local context and the form of surrounding buildings in relation to density, height, scale and massing;
  - ensure there is no adverse effect on the residential amenity of the existing areas, or adjacent land uses, or result in unacceptable conditions for future users and occupiers of the development; and
  - ensure all components of the proposal, such as buildings, car parking, open spaces and landscaping are accessible and inclusive to everyone, safe and well related to one another to ensure a scheme which is attractive and well-integrated with its surroundings.
- 6.8 CDLP Policy CM4 requires development to take careful consideration in design to ensure that they do not create secluded areas or impede surveillance opportunities. The policy recommends that 'developments should be laid out and buildings positioned with the intention of creating active and vibrant neighbourhoods and maximising natural surveillance opportunities.'
- 6.9 The application site was previously used as a sawmill. However, as the building fell into a state of disrepair over time, it ceased operating as a

sawmill and has since primarily been used for storage of agricultural machineries and plants. The applicant owns a building / joinery business and he purchased this site a few years back and has continued to use this site for storage of machineries and plant. The proposal aims to replace the existing dilapidated building with a new contractors office / storage unit. This would allow an underused brownfield site to be redeveloped. The proposal will also provide an opportunity to tidy up this unkempt area, contributing to the creation of a safer, more visually attractive environment for the local communities.

- 6.10 Given that the proposal would significantly enhance the overall character and appearance of the site, the proposal is considered to be a sustainable development. In light of the above, the proposal is considered to be compliant with the NPPF and the objectives of CDLP Policies SP1, SP6 and CM4, and the principle of the development is therefore considered acceptable.

## **2. Whether The Scale And Design Of The Development Is Acceptable**

- 6.11 Policies seek to ensure the development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy SP6 of the Local Plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing.
- 6.12 The height of the proposed contractors office / storage unit would be comparable to the height of the surrounding buildings. The walls of the proposed contractors office / storage unit would be clad in steel profiled cladding in mid grey colour whilst the roof would be clad in profiled insulated roof sheeting in dark grey colour. The windows and door would be finished in grey aluminium. The applicant mentions in the application form that the proposed boundary treatment would be green mesh security fencing. However, since no further details regarding the height and exact location of the fencing have been submitted, a pre-commencement condition is proposed which would require the submission of details of both soft and hard landscaping in writing for approval by the local planning authority.
- 6.13 Overall, the scale and design of the proposed contractors office / storage unit is considered acceptable. The type of fencing would also reflect the nature and use of the site. In comparison to the existing building, the proposal would tremendously enhance the appearance of the site. As such, subject to the prospective landscaping details being satisfactory, it is considered that the scale and design of the proposed development is acceptable, and the proposal will not be visual intrusive.

## **3. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties**

- 6.14 Development should be appropriate in terms of quality to that of the

surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of the surrounding townscape and landscape. One criterion being that the living conditions of the occupiers of adjacent residential properties are not adversely affected by proposed developments. This is echoed and reinforced in Local Plan policies, which importantly requires that the suitability of any development proposal be assessed against the policy criteria.

- 6.15 There are several residential properties located to the northwest of the application site. Given that the scale of the proposed development, it is not considered that the proposal would lead to any unacceptable impact upon the living conditions of the occupiers of these properties. That being said, since the applicant runs a building/joinery business, to ensure that the residential amenity of the area is safeguarded, conditions are proposed to restrict the use of the building to a contractors office and storage only, and that no building or any kind of assembly works shall be carried out within this site at any time.
- 6.16 Whilst the applicant has not mentioned whether there will be any external lighting installed on site, a condition is proposed to restrict that the applicant must seek approval from the local planning authority prior to the installation of any external lighting within the application site.

#### **4. Impact Of The Proposal On Highway Safety**

- 6.17 The application site will have ample parking spaces available on site. According to the submitted details, the applicant will tarmac the access and will create five parking spaces at the north-western boundary of the site, three of which will be used by the contractors and the other two parking spaces will be reserved for use by occasional visitors.
- 6.18 Cumbria County Council, as the Local Highways Authority, were consulted on the application and they have no objection to the proposed development. Therefore, it is not considered that the proposal would have any adverse impact upon highway safety.

#### **5. Issues Regarding Surface And Foul Water Drainage**

- 6.19 The applicant has confirmed on the application form that surface water from the site would be disposed of via a sustainable drainage system and foul water will be discharged through a treatment plant. Whilst this arrangement is considered acceptable in principle, conditions are proposed to require the submission of details of both proposed surface and foul water drainage in writing for approval by the Local Planning Authority.

#### **6. Issues Regarding Trees And Hedgerows**

- 6.20 Policy GI6 of the local plan seeks to ensure that proposals for new development should provide for the protection and integration of existing trees and hedges where they contribute to a locality, and/or are of specific

natural of historic value. In respect of new development, proposals which would result in the unacceptable or unjustified loss of existing trees or hedges or which do not allow for the successful integration of existing trees or hedges will be resisted.

- 6.21 The application site is currently surrounded by tall ruderal and scrub vegetation. That being said, the applicant has confirmed that no trees would be felled as a result of the proposal. The applicant proposes to prune back the existing overgrown and tangled hedgerow to the north-western boundary of the site and to supplement any gaps with new beech hedgerow to allow for a dense screening growth.
- 6.22 Whilst the proposed arrangement is considered acceptable in principle, as suggested under paragraph 6.13 of this report, a pre-commencement condition is proposed which would require the submission of details of both soft and hard landscaping in writing for approval by the local planning authority, in order to ensure satisfactory landscaping of the site.

## **7. Impact Of The Proposal On Biodiversity**

- 6.23 A concern was raised that the demolition of the existing building and the partial removal of the unkempt ruderal and scrub vegetation would have the potential to impact several species including bats and birds. In response to this concern, the applicant has submitted an ecological impact assessment report undertaken by a qualified ecology surveyor, Envirotech. The Ecological Impact Assessment was carried out on site in October 2020, which is at a time of year when most plant and animal species are still easy to identify.
- 6.24 The submitted Ecological Impact Assessment suggests that there was no evidence of habitual use of the area by badgers or bats. However, there is potential for use of the site by reptiles, or birds to nest in or on the building. Whilst there were few ecological considerations noted at the site during the survey, the ecology surveyor confirmed that none would require direct action or licencing. The report contains some mitigation measures which are required to ensure that no loss of habitats or potential roosting opportunities for both reptiles and breeding birds. A condition and an advisory note are, therefore, proposed to ensure that the development is undertaken in accordance with these mitigation measures.
- 6.25 Overall, the details enclosed within the submitted ecological impact assessment are considered acceptable. The level of survey, methods and recommendations are considered proportionate to the species, habitats and the levels of risk identified.

## **8. Impact Of The Proposal On The Frontiers Of The Roman Empire (Hadrian's Wall)**

- 6.26 Policy HE1 of the local plan states that proposed development in the buffer zone of the Wall World Heritage Site should be assessed for its impact on the site's Outstanding Universal Value and particularly on views into and out of it. Development that would result in substantial harm will be refused.

- 6.27 Taking into consideration the scale and design of the proposal, it is considered that the proposal is unlikely to have a detrimental visual impact on the character or setting of the buffer zone on the World Heritage Site. Historic England was consulted and has raised no objection to the application

## **Conclusion**

- 6.28 The proposal is acceptable in principle as it will allow an underused brownfield site to be redeveloped. The proposal will also provide an opportunity to tidy up this unkempt area, contributing to the creation of a safer, more visually attractive environment for the local communities. Subject to the details in respect of surface and foul water drainage, soft and hard landscaping and external lighting installation being satisfactory, the proposal will positively contribute to the visual amenity of the area and will not have a detrimental impact upon the living conditions of any nearby residents, biodiversity or the setting of the setting of the Frontiers Of The Roman Empire (Hadrian's Wall).
- 6.29 In overall terms, the proposed development accords with the objectives of the NPPF, PPG, the Carlisle District Local Plan 2015-2030. In light of this, this application is recommended to be approved with conditions.

## **7. Planning History**

- 7.1 There is no planning history relevant to the assessment of this planning application.

## **8. Recommendation: Grant Permission**

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.  
  
**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
  1. the submitted planning application form, received 20 May 2020;
  2. the location and block plan (dwg no. RT002PL), received 20 May 2020;
  3. the proposed floor and elevations plan (dwg no. RT001PL), received 20 May 2020;
  4. the Ecological Impact Assessment (undertaken by Envirotech), received 5 October 2020;
  5. the Email Correspondence from the Agent regarding the details of the

Applicant's Business and The Use Of The Site, received 21 October 2020;

6. the Notice of Decision;
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. The building hereby permitted shall only be used as a building contractors office and storage accommodation, and shall at no time be used for any other commercial or business purposes whatsoever.

**Reason:** To ensure that the development remains compatible with surrounding uses and to safeguard the residential amenity of the area.

4. No building or any kind of assembly works associated to the applicant's joinery business shall be carried out on site unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the development remains compatible with surrounding uses and to safeguard the residential amenity of the area.

5. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

**Reason:** In the interests of highway safety and environmental management.

6. Prior to the commencement of any development, a surface water drainage scheme, including a sustainable drainage management and maintenance plan for the lifetime of the development, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the local planning authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, and no surface water shall be discharged to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in

accordance with the approved details.

**Reason:** To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off onto adjoining land including the highway and to reduce the risk of flooding in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030, in the interests of highway safety and environmental management and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

7. Foul and surface water shall be drained on separate systems. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to has been submitted to and approved in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details.

**Reason:** To prevent pollution of the water environment in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

8. No development shall take place until details of a soft and hard landscaping scheme have been submitted to and approved by the local planning authority.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared to reduce the potential for crime in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the Council; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

**Reason:** To ensure that a satisfactory landscaping scheme is implemented and that it fulfils the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030.

10. If the installation of external lighting is required, the contractors office/storage unit hereby permitted shall not be occupied until an external lighting scheme that minimises any potential impacts of light pollution has been completed in accordance with details submitted to and approved in writing beforehand by the local planning authority.

**Reason:** To safeguard the ecology and environment of the area, and the living conditions of the occupiers of any neighbouring properties, in accordance with Policies GI3 and SP6 of the Carlisle District Local Plan 2015-2030.

11. The development hereby approved shall not be carried out otherwise than in complete accordance with the Mitigation Measures contained within page 4 of the submitted Ecological Impact Assessment (compiled by Envirotech on 5 October 2020), received by the Local Planning Authority on 7 October 2020.

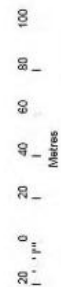
**Reason:** In order to ensure no adverse impact on a European Protected Species in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

12. No work associated with the construction of the residential units hereby approved shall be carried out before 0730 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays (nor at any times on Sundays or statutory holidays).

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

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The site plan for the Sawmill Culage shows a rectangular building with a dark grey roof section and a lighter grey section. To the right of the building is a parking area with several parking spaces marked. A red line indicates a boundary or path. The plan also shows surrounding roads, including a road labeled 'Sawmill Culage' at the bottom. There are also some trees and landscaping indicated by green circles and lines.



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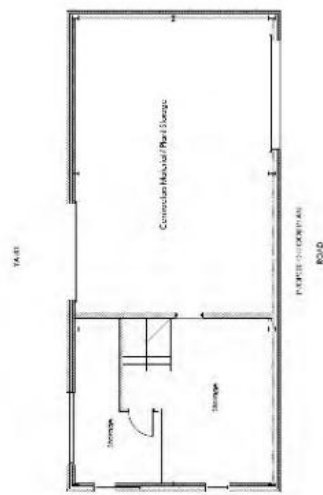
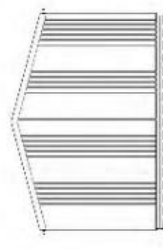
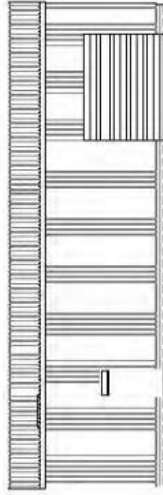
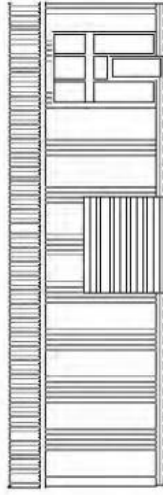
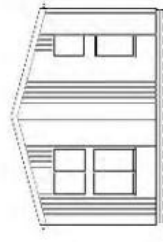
1991, University of North Carolina, Center for Environmental and Estuarine Science, 101 Hargett Street, Raleigh, NC 27609.

WHEELSOLD RECYCLABLE STORAGE, WORKSHOP MILLING  
AT JUNG'S LOCK, BARNWELL, JUNG'S LOCK, CARROLL, CARROLL  
FOR THE RECYCLED TO FORD

## Conclusions

PRINTING WITH LOCATION TAGS  
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 Tel: (416) 555-1234 | Fax: (416) 555-5678 | Email: info@buildingdrawing.com

Project: 100 Main Street, Suite 100, Toronto, ON M5H 1A1  
 Date: 10/10/2023  
 Drawn by: J. Smith  
 Checked by: M. Jones  
 Approved by: K. Brown

100 Main Street, Suite 100, Toronto, ON M5H 1A1  
 Tel: (416) 555-1234 | Fax: (416) 555-5678 | Email: info@buildingdrawing.com



**Ecological Consultants  
Environmental and Rural Chartered Surveyors**

Your Ref: CML  
Our Ref: AWG/6694

Stuart Leslie  
Building Drawing Ltd  
160 Dalston Road  
Carlisle  
Cumbria  
CA2 5PJ

Friday, 13 November 2020

Dear Mr Leslie

**RE: DEMOLITION OF EXISTING SAWMILL BUILDING; ERECTION OF CONTRACTORS OFFICE/STORAGE UNIT  
LOCATION: THE OLD SAWMILL, LINSTOCK, CARLISLE, CA6 4PY**

Following our site assessment and short report on the above site I note a letter has been submitted to the local authority by the Parish Council requesting an Ecological Impact Assessment (EclA) is prepared and submitted. I believe the Parish Council may be misunderstanding what an EclA is.

Unlike an Environmental Impact Assessment (EIA) which for specific developments is required by law, an EclA is a non-statutory requirement.

EclA is not a specific report of fixed length, scope and context rather an approach in assessing environmental impact. The level of detail required in an EclA will inevitably be proportionate to the scale of the development and complexity of its potential impacts.

EclA methodology requires the following steps

1. Establishing Baseline
2. Identify important ecological features
3. Impact assessment
4. Mitigation and compensation

**Establishing baseline-** The site works were first assessed for potential impacts on local statutory and non-statutory protected sites. The proposal was found to be sufficiently remote from these sites that there is no potential for the proposed works to impact on notable sites or habitats and species associated with them. A background data search was run for records of protected and notable species.

**Identify important ecological features-** Specific site surveys were then undertaken of the site and surrounds. Specifically searches were made for indications of nesting birds and potential nest sites, bat roosts and potential bat roosts, badger setts, reptiles and invasive and or non-native species. Some of these species groups have specific statutory protection, others are of importance within the planning context but have no statutory protection.



Tel: 015395 61894  
Email: [info@envtech.co.uk](mailto:info@envtech.co.uk)  
Web: [www.envtech.co.uk](http://www.envtech.co.uk)  
Envirotech NW Ltd

The Stables, Back Lane, Hale, Milnthorpe, Cumbria. LA7 7BL  
Directors: A. Gardner BSc (Hons), MSc, MRICS, Dip NDEA  
H. Gardner BSc (Hons), MSc, CEnv, MRICS  
Registered in England and Wales. Company Registration Number 5028111

**Impact assessment-** Site assessments found there to be a low risk for nesting birds and reptiles.

**Mitigation and compensation-** Proportionate mitigation and compensation was proposed for the species groups potentially affected based on the scale of development and potential impacts.

EclA requires the sequential approach taken. EclA should be proportionate and targeted and our site assessment and recommendations are proportionate to the levels of risk identified.

The site is very small. The structure on site is dilapidated. The habitats and species on site are common and widespread. The level of survey, methods and recommendations are proportionate to the species, habitats and levels of risk identified.

Yours Sincerely

A black rectangular box redacting the signature of Andrew Gardner.

**Andrew Gardner** BSc (Hons), MSc, MRICS, Dip NDEA  
Director Envirotech



Ecological Consultants  
Environmental and Rural Chartered Surveyors

Your Ref: CML  
Our Ref: AWG/6694

Stuart Leslie  
Building Drawing Ltd  
160 Dalston Road  
Carlisle  
Cumbria  
CA2 5PJ

Monday, 05 October 2020

Dear Mr Leslie

RE: DEMOLITION OF EXISTING SAWMILL BUILDING; ERECTION OF CONTRACTORS OFFICE/STORAGE UNIT  
LOCATION: THE OLD SAWMILL, LINSTOCK, CARLISLE, CA6 4PY

I would report our [redacted] attended the above site on 5<sup>TH</sup> October 2020. The site visit was undertaken to ascertain any ecological constraints to the removal of an existing building and its replacement with a new building.

The timing of works is not known. The surveys were undertaken at a time of year when most plant and animal species are still easy to identify.

This site is located to the South-west of Linstock off a private drive adjacent the M6 Northbound, Figure 1.

The site is a dilapidated timber frame building surrounded by tall ruderal and scrub. It appears to be used for storage.

A search of the MAGIC database indicates that the site lies within 540m of the River Eden SSSI/ SAC (Figure1). The site is outside all statutory site boundaries. No works are required in the statutory sites. There is no potential for the proposed works to impact on statutory sites or habitats and species associated with them.

Surveys were undertaken of the site and surrounds. Specifically searches were made for indications of:

- Nesting birds and potential nest sites
- Bat roosts and potential bat roosts
- Badger setts
- Reptiles
- Invasive and or non-native species



Tel: 015395 61894  
Email: [info@envvtech.co.uk](mailto:info@envvtech.co.uk)  
Web: [www.envvtech.co.uk](http://www.envvtech.co.uk)  
Envirotech NW Ltd

The Stables, Back Lane, Hale, Milnthorpe, Cumbria. LA7 7BL

**Directors:** A. Gardner BSc (Hons), MSc, MRICS, Dip NDEA

H. Gardner BSc (Hons), MSc, CEnv, MRICS

Registered in England and Wales. Company Registration Number 5028111

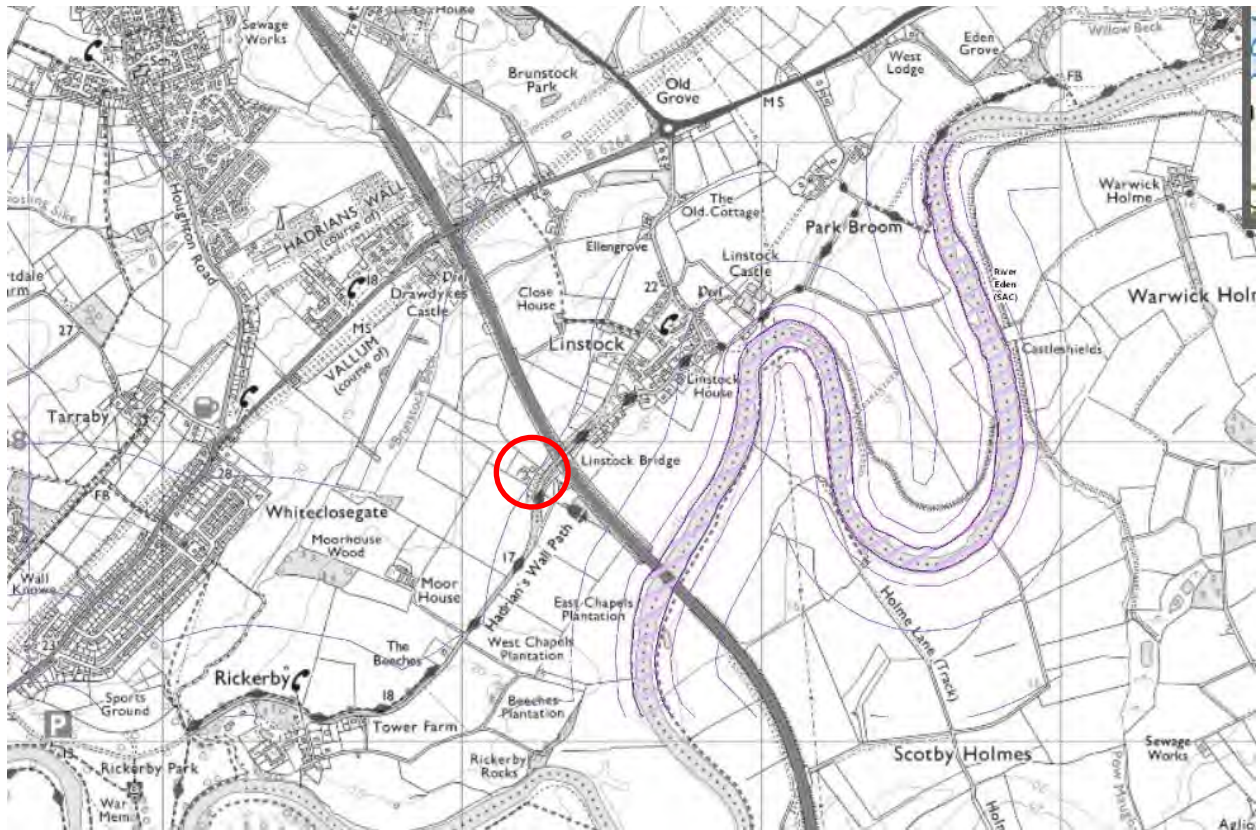


Figure 1- Protected sites

A records search of the area was undertaken via the NBN, Figure 2. This shows several records for species within 2km of the site. None of the records show protected or notable species at the site.

Due to the scale of development, in accordance with CIEEM guidelines, a data search of the county records centre was not required. The likely presence and impact on protected species could be adequately determined from the level of data search undertaken.

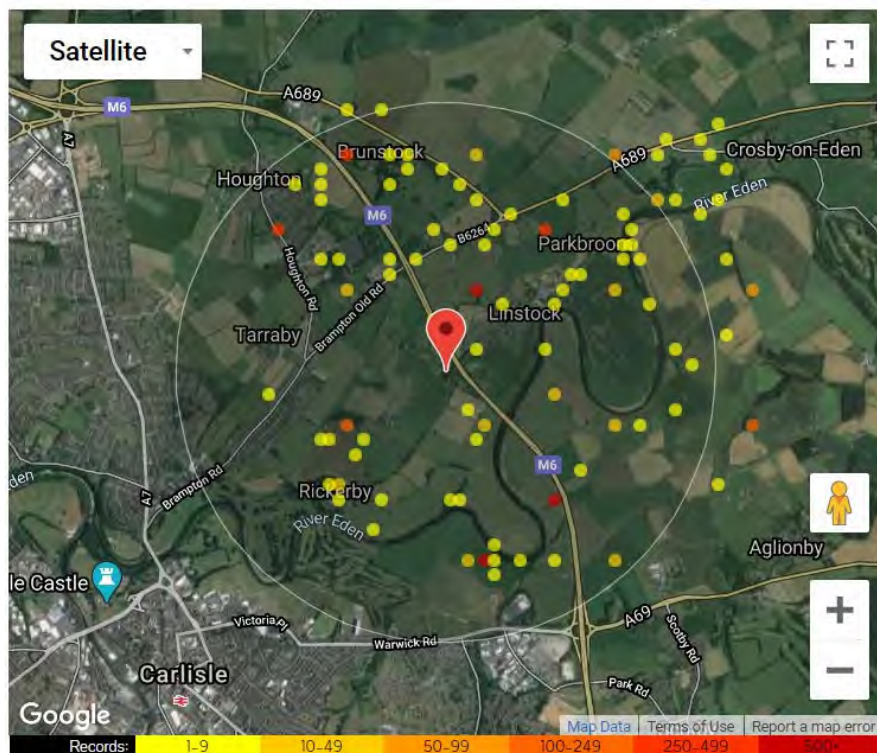


Figure 2- Records within 2km

There was the potential for birds to nest in or on the building. The building however appeared unstable having nearly fully collapsed. Any use of the site by nesting birds would be subject to the risk of failure of the building. As the building was judged unsafe to enter, a full internal inspection was not undertaken.

There are Leylandii (*Leylandii x Cupressocyparis leylandii*) and Hawthorn (*Crataegus monogyna*) bushes to the rear of the building. Leylandii in particular would be dense enough for use by nesting birds.

There are no elements of the building which appear suitable for use by bats. The building appears to be of a single skin timber construction on an exposed timber frame. The roof has nearly fully collapsed inwards, the internal space appears open, light and damp. Any use of the site by bats would be subject to the risk of failure of the building. As the building was judged unsafe to enter, a full internal inspection was not undertaken.

There was no evidence of habitual use of the area by badgers (*Meles meles*). Evidence such as footprints, latrines, feeding signs and/or runs was absent. We consider there to be no badger setts within proximity to the site.

There is potential for use of the site by reptiles. The open ground, bracken and debris on site would provide suitable habitat for Slow Worms (*Anguis fragilis*).

There was no Japanese knotweed (*Fallopia japonica*), giant hogweed (*Heracleum mantegazzianum*) or Himalayan balsam (*Impatiens glandulifera*) noted growing on the site or adjacent at the time of the visit.

The ground surrounding the building comprises tall ruderals such as Bracken (*Pteridium aquilinum*), Rosebay Willow herb (*Epilobium angustifolium*), Nettle (*Urtica dioica*) and Bramble (*Rubus fruticosus agg*), Yorkshire Fog (*Holcus lanatus*) is occasional as are small forbs such as Hawkweed (*Hieracium sp*).

	<p>The building appears to be used for storage although this is limited as it appears unsafe</p>
	<p>The roof has near fully collapsed</p>



The vegetation surrounding is dominated by bracken

There were few ecological considerations noted at the site during the survey and none would require direct action or licencing.

The potential presence of bird on site would require the following methods be followed

- Any vegetation to be trimmed or cleared should be checked for nesting birds before it is removed. Ideally this should occur outside the bird nesting period March- September. If vegetation clearance is to occur in the March-September period a check for nesting birds should be conducted first by a suitably qualified individual.
- New planting within the site and the retention of trees and shrubs on the site boundary will maintain the ecological functionality of the site for breeding birds.
- Artificial bird nesting sites for swallow could be incorporated into the new buildings under the eaves in suitable locations.
- If nesting birds are found at the site all site works shall cease and further ecological advice shall be sought with a view to a detailed method statement and programme of mitigation measures being prepared and implemented.

The potential presence of reptiles on site would require the following methods be followed

- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure reptiles are not trapped during work.
- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.
- Boundary fences/walls should incorporate gaps at their base to facilitate the passage of reptiles across the site.
- Debris at ground level should be lifted vertically by hand prior to being disposal via skips. Materials should not be burnt on site.

Yours Sincerely



BSc (Hons), MSc, MRICS, Dip NDEA

Director Envirotech