

Peach Barn Halls Lane Norton IP31 3LG

Planning Permission DC/21/05831 12th August 2022 – Change of use of barn to form 1No dwelling; Erection of a two storey extension and detached outbuildings (following demolition of existing) as amended by drawings received 31st May 2022 for David Peachey and Tamlyn Robinson

Application to discharge Conditions V2 26 Oct 2022

5. ACTION REQUIRED PRIOR TO COMMENCEMENT: GREAT CRESTED NEWT METHOD STATEMENT
Prior to commencement of development, a Non-Licensed Great Crested Newt Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newt during the construction phase. The measures and/or works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason - To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

Please see attached Non-licensed GCN Method Statement (NGMS)
Peach Barn, Halls Lane, Norton, Suffolk
PREPARED FOR: David Peachey and Tamlyn Robinson
PREPARED BY: Christian Whiting (MHE Consulting Ltd)
DATE: 13 October 2022
ISSUE/VERSION: 1.1

6. ACTION REQUIRED PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT LAYOUT
Prior to first occupation, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Roost Assessment (Greenlight Environmental Consultancy Ltd, February 2018), shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason - To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Preliminary Roost Assessment Halls Farm Barn, Norton produced by Greenlight Environmental Consultancy Limited, The Old Lion, All Saints South Elmham, Halesworth, Suffolk IP19 0NZ www.greenlightco.co.uk
For Mr. S. Honeywood 14 February 2017
Extract (see drawing for bird, bat and owl boxes below)

8 DISCUSSION AND CONCLUSIONS

Bats

8.1 The asbestos sheet roof and the openings in the barn's walls create suboptimal conditions for roosting bats. However, the barn structure contains a large number of potential bat roosting features, such as cracks and cavities in the timber frames and gaps between the weatherboarding walls. The barn is therefore assessed as of moderate roosting suitability for bats.

8.2 Some scattered bat droppings were found within the barn, suggesting the use of the building by bats, at least as an occasional foraging site.

8.3 To determine the nature of the use of the historic barn by bats, species present, potential roosting locations and access points, a minimum of two activity surveys including a dusk emergence and a dawn re-entry survey conducted between May and August will be required to meet current bat survey guidelines (Collins, 2016).

8.4 Subject to the results of the activity surveys, the following mitigation may be required to ensure the maintenance of the favourable conservation status of the local bat population:

8.4.1 All works may need to be conducted outside the bat maternity season which last from end of April to end of August.

8.4.2 Workers should be given a toolbox talk prior to works commencing detailing bat signs, potential roosts/access points, what to do if bats are found and to avoid activities that might cause high vibrations or noise.

8.4.3 A soft strip of the weatherboarding walls and other potential roosting cavities may need to be undertaken with special care and under watching brief of a licenced bat ecologist. If any bats are found, work should cease immediately and any bats found should be removed to safety in bat boxes placed on site for this purpose.

8.4.4 A large number of existing bat roosting features such as cracks and cavities should be retained.

8.5 If a lighting system is planned, a low light level regime around the development should be installed, without use of high powered security lighting, to minimise impacts on bats that may forage and commute in the vicinity, as well as on other nocturnal animals.

8.6 If bats are found to roost within the barn, a European Protected Species Mitigation Licence will be required to proceed with the proposed works.

8.7 By replacing the weather boarding on the missing parts of the wall and by retaining existing potential roosting features, the renovation of the barn is expected to enhance its suitability for roosting bats with predicted more adequate conditions inside the barn.

Other protected species

8.8 Evidence found within the barn suggests that the building is used by a barn owl as a roosting site.

8.9 As compensation measure, a barn owl box should be installed on a suitable building, tree or pole on the site or in close vicinity of the barn, prior to the work commencement.

8.10 Several bird nests were found within the barn. Ivy and scrub growing on or near the barn may also provide suitable nesting habitats for scrub nesting birds.

8.11 As mitigation and compensation measures, we recommend the followings:

8.11.1 Any work to the barn should ideally be conducted outside the main bird nesting season, which lasts from beginning of March to end of August. If this is not possible, the barn and nesting habitats will have to be checked by a qualified ecologist prior to starting the work, to ensure that no birds are nesting on site.

8.11.2 The installation of two small bird nesting boxes on the renovated barn or on trees found on site (see Appendix D for examples and advice).

8.12 General mitigation to protect wildlife during the construction period are as follows:

- Any excavations on the construction site should be covered during the night to prevent animals from falling in.
- Lighting of the construction site at night should be minimised as far as practicable, to reduce the risk of possible disruption to nocturnal animals such as bats and badgers.
- Construction materials should be stored off the ground on pallets, to prevent providing shelter for animals and subsequent harm when materials are moved.

Example of barn owl boxes

(images sourced from www.nhbs.com)

Barn Owl Nest Box Eco Barn Owl Nest Box

Recommendations for installing barn owl boxes: (Sourced from www.wildowl.co.uk)

- Boxes should be sited about 8ft - 15ft off the ground.
- Boxes should face NE to SE.
- The entrance hole must be visible to passing owl.
- Allow a clear flight path to the box entrance.

Note that barn owls are a Schedule 1 species and so should not be disturbed in any way during the breeding season - nest box inspection should only be carried out by a licensed person.

Recommendations for installing bird boxes:

(Sourced from British Trust for Ornithology www.bto.org and Manthorpe www.manthorpe.co.uk)

The highest priority when siting a nest box must be to provide a safe and comfortable environment in which birds can nest successfully.

Tips for putting up nest box:

- Not too close to another nest box - nest boxes of the same type should not be sited too close together as this may promote aggressive behaviour between neighbours.
- Shelter your box from the weather - the front of the nest box should be angled vertically or slightly downwards to prevent rain from entering the nest box. Make sure it is sheltered from prevailing wind, rain and strong sunlight (box should be faced between north and east).
- Height from the ground should be 3 metres - small-hole boxes are best placed 1-3m above ground on tree trunks, but avoid sites where foliage obscures the entrance hole. If there are no trees in your garden, the next best option is to place your box on the side of a shed or wall.
- Make sure cats cannot get into the box.
- Keep nest box away from bird feeders.
- Use galvanized or stainless steel screws or nails that will not rust. If fixing boxes to trees, galvanised wire can be used to tie the box to the trunk or hang it from a branch. Make sure to regularly inspect these fittings (every two or three years) to ensure the box remains securely attached.

Recommendations for installing bat boxes:

(Sourced from Bat Conservation Trust www.bct.org)

Ideally, several boxes should be put up facing in different directions to provide a range of conditions.

Locate boxes:

- Where bats are known to feed close to hedges and treelines (some bats use a treeline or hedgerow for navigation, putting boxes near these features may help the bats find the box).
- On trees: boxes should be placed on the trunk of a mature tree, where there is a clear flight line/accessible entrance.
- On buildings: boxes should be placed as close to the eaves as possible.
- As high as possible (ideally, at least 3 to 4m above the ground, where safe installation is possible).
- In sunny places, sheltered from strong winds (usually between south-west and south-east).

Make sure the boxes are secured.

Boxes can be installed on trees using adjustable ties to avoid damaging the trees. Otherwise, timber screw bolts or nails can be used. Aluminium alloy nails are less likely to damage saws and chipping machinery.

Bats need time to find and explore new homes, and it may be several months or even years before boxes have

residents. Once bats find a place they want to live they can return over and over again. Droppings on the landing area, urine stains around the lower parts of the box and chittering noises from inside on warm afternoons and evenings are signs of occupation.



14. ACTION REQUIRED PRIOR TO COMMENCEMENT: CONSTRUCTION MANAGEMENT PLAN No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

- Operating hours (to include hours for delivery) **7am-6pm Monday – Friday; 8am – midday Saturday; no Sunday working**

- Details of the scheduled timing/phasing of the development for the overall construction period **Phase 1 repairs to the barn; phase 2 extension to the barn; phase 3 construction of outbuildings. Any work to the barn should ideally be conducted outside the main bird nesting season, which lasts from beginning of March to end of August. If this is not possible, the barn and nesting habitats will have to be checked by a qualified ecologist prior to starting the work, to ensure that no birds are nesting on site.**

- Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors) **Means of access from Halls Lane only; traffic routes around the site and designated parking and manoeuvring as drawing below. A temporary access roadway to be formed with type 1 or crushed limestone or compacted hardcore laid on a membrane for the duration of the works and then uplifted and the material cleared away**

- protection measures for footpaths surrounding the site **No change to existing boundaries except construction of perimeter walls during phase 3**

- Loading and unloading of plant and materials **Within the site area in the designated locations**

- Wheel washing facilities **Not applicable**

- Lighting **Low level external floodlighting may be used within working hours. Lighting of the construction site at night should be minimised as far as practicable, to reduce the risk of possible disruption to nocturnal animals such as bats and badgers.**

- Location and nature of compounds, portaloos and storage areas (including maximum storage heights) and factors to prevent wind-whipping of loose materials **Temporary WC located as drawing. Storage areas as drawing and within existing buildings; maximum storage height 4m. Loose materials to be contained within containers / compounds / existing buildings to restrict wind whipping. Construction materials should be stored off the ground on pallets, to prevent providing shelter for animals and subsequent harm when materials are moved.**

- Waste storage and removal **Location of skips as drawing; skips to be removed when they are full**

- Temporary buildings and boundary treatments **Temporary buildings to be no higher than 3.5m. No change to existing boundary treatments prior to construction of permanent fencing / brick walls**

- Dust management measures **Scaffolding to be fitted with anti debris netting**

- Method of any demolition to take place, including the recycling and disposal of materials arising from demolition. **Removal of roof sheeting believed to contain asbestos to be by suitably experienced operatives using a skip designed for the removal of such materials to a licensed site. Removal of steel framed later barn and associated outbuildings to be in accordance with contractors method statement. Any excavations on the construction site should be covered during the night to prevent animals from falling in.**

- Noise and vibration management (to include arrangements for monitoring, and specific method statements for piling) and; **No piling is proposed**

- Litter and waste management during the construction phases of the development. **Litter to be disposed of in a designated area and regularly emptied**

Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority. Note: the Construction Management Plan shall cover both demotion and construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites in the CMP.

Reason - To minimise detriment to nearby residential amenity.



DRAWING No 907/21/100K
 PROPOSED GROUND FLOOR

TIM BUXBAUM ARCHITECT
 BROOK COTTAGE THE AVENUE
 LOWER UFFORD SUFFOLK IP13 6DT
 TEL 01394 461483 / 0771 408 9786
 TIMBUXBAUM@AOL.COM

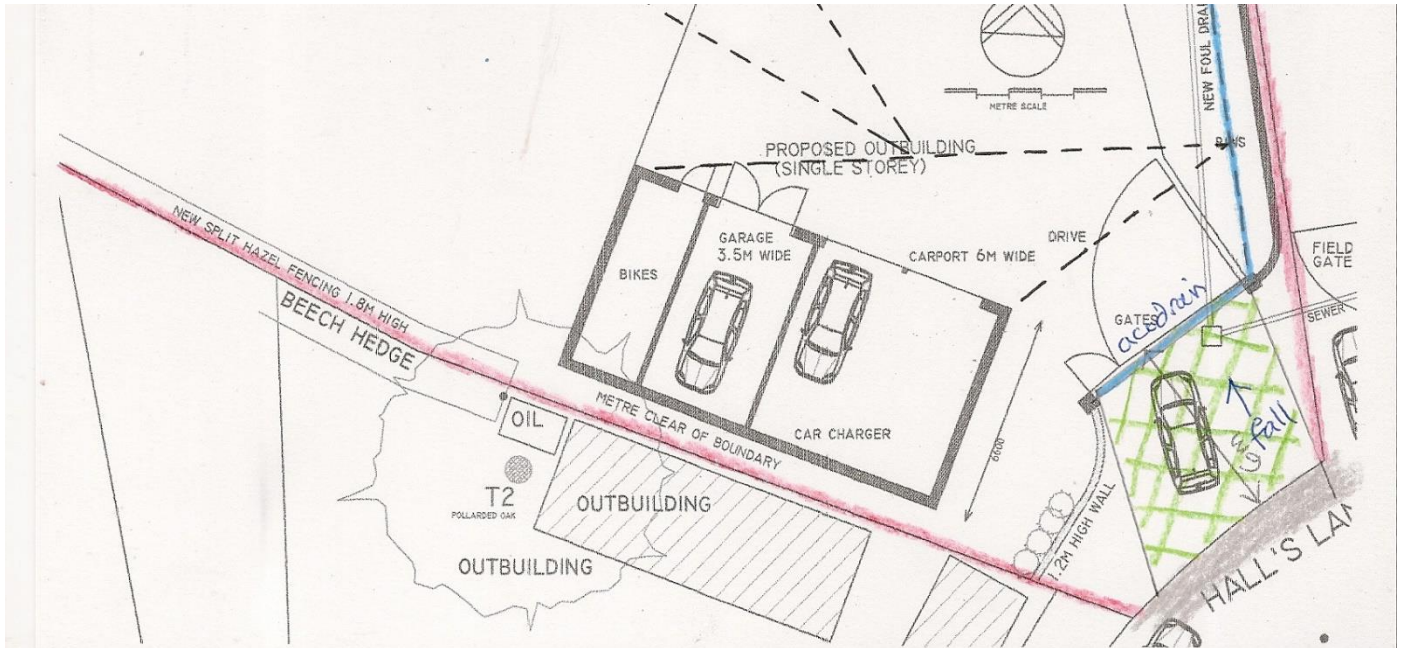
PEACH BARN, NORTON
 APPLICATION SITE LAYOUT PLAN
 FOR DAVID PEACHEY & TAMLYN ROBINSON
 28 MAY 22 COPYRIGHT DO NOT SCALE

16. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: HIGHWAYS - ACCESS SURFACE TREATMENT

Prior to the development hereby permitted being first occupied, the existing access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

The surface treatment on the area hatched green below will be suitable tarmac with precast concrete edging curbs



19. ACTION REQUIRED PRIOR TO COMMENCEMENT: HIGHWAYS - SURFACE WATER Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason - To prevent hazards caused by flowing water or ice on the highway. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built. This is a precommencement condition because insufficient details have been submitted at planning stage.

An area approx 6x6m extending from the back of Halls Lane to the gates into the site is to be finished with impervious blacktop draining away from the highway to a heavy duty acodrain running under the gates. The acodrain to discharge to the main surface water drain running northwards and serving all the downpipes providing drainage to roof and surface water, carrying it to a large soakaway to the north of the barn #

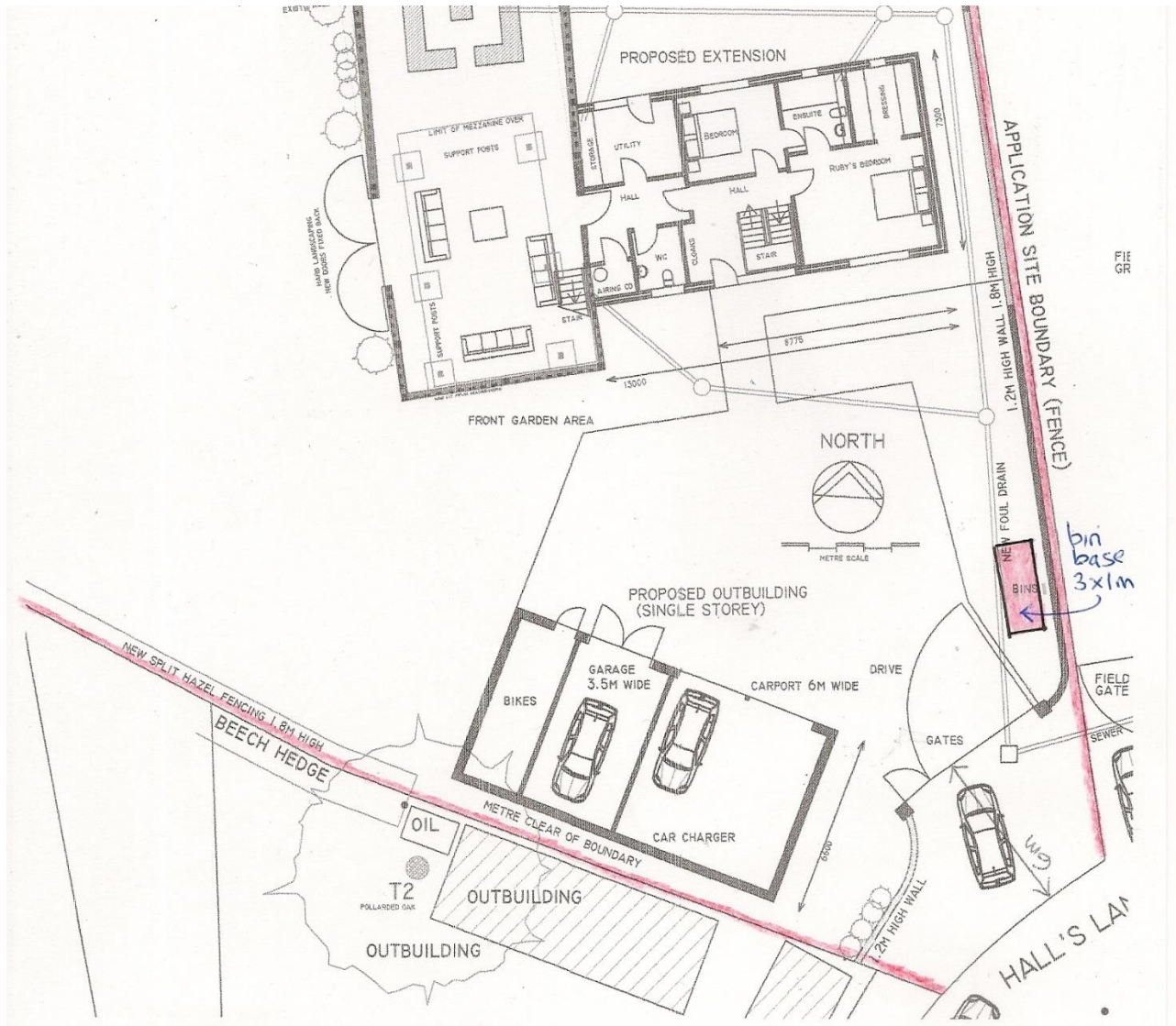


ACO S100 Heavy Duty Channel Drain 155mm x 221/227mm x 1000mm

20. ACTON REQUIRED PRIOR TO FIRST OCCUPATION OF DEVELOPMENT: REFUSE BINS AND COLLECTION AREAS Prior to the first occupation of the development details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

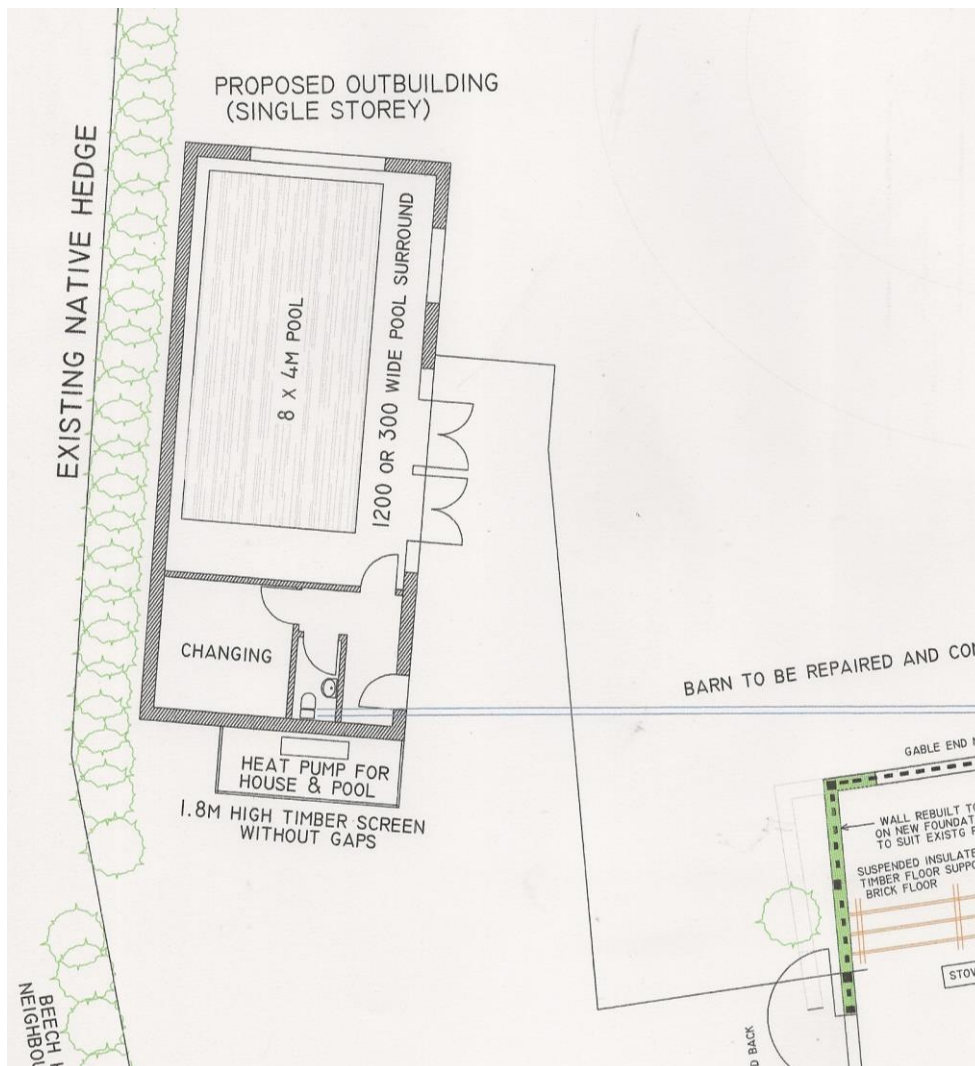
Reason - To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

A concrete base approx 3x1m in area is proposed to suit 4No wheeliebins each approx 600x700mm (one for household waste, one for recycling and one for garden waste, and a spare location)



22. ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMETABLE: HEAT PUMP SCREENING Prior the installation of the hereby approved heat pumps, details of any proposed screening shall be submitted to and approved, in writing, by the Local Planning Authority. The approved details shall be retained as such thereafter. Reason - *In the interests of visual amenity and the character and appearance of the area.*

Timber screening 1.8m high without gaps to be erected around heat pump installation at no more than 1m distant



Vertical timber boarding onto frame on the inside face of the enclosure

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