Robert Hoskings O.G.S.TEC Designs

Condition Sign Off Statement PA23/06594

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To
Cornwall Council
Area 2
Carrick House
Pydar Street
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Cornwall
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14/02/24

To Area 2 Planning Department:

Condition Sign Off Statement For Condition 3, 4, 8, 9
Ref: PA23/06594

Application Address
Carnebone Café, Carnebone, Laity, Wendron, Cornwall TR13 0NW

Condition 3

Appearance & Materials Finishes

New Dwellings

Materials to match the surrounding properties & buildings.

Roof tiles to be natural slates & dark grey in colour to match the surrounding houses roof tiles.

North elevation to be local natural Cornish stonework.

East elevation to be local natural Cornish stonework.

South elevation to be local natural Cornish stonework.

West elevation to be burnt Larch wood cladding with a natural wood finish.

New windows & doors to be A^+ plus rated units in UPVC or aluminum & anthracite in colour.

Fascia and soffit boards to be UPVC & anthracite in colour.

Rainwater pipes and guttering to be stainless steel and silver grey in colour.

New boundary treatment to be Cornish stone walling with planting & wood feathered edge fencing, please see condition 4 for details.

Parking area to be tarmac & edged in Cornish granite.

Please see the illustrated plans.

Roof

New roof tiles to be natural slate tiles & grey in colour.

Elevations

Elevations to have two different finishes, burnt Larch wood cladding & Cornish local stonework. Larch cladding natural wood in colour.

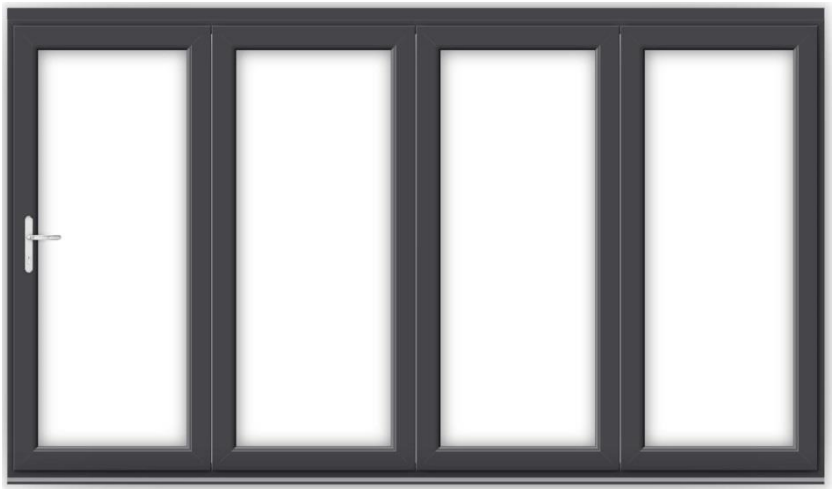
Natural local Cornish stone & grey/red in colour.

Please see the illustrated plans.

Window's & Doors

New windows to be A+ plus rated units in upvc or aluminium and anthracite in colour.

New doors to be A+ plus rated units in upvc or aluminium and anthracite in colour.



Please see the illustrated plans.

Fascia Boards & Soffit Boards

Fascia and soffit boards to be upvc and anthracite in colour.

Rainwater pipes and guttering to be Stainless Steel & Silver in colour.

Please see the illustrated plans.

Driveway & Parking Areas

Parking area to be Tarmac & edged in granite stone.

Please see the illustrated plans.

Garden Areas & New Boundaries

All new boundary treatment to instilled as shown on the attached plans, Cornish stone walling with planting & wood feathered edge fencing.

Please see the illustrated plans.

Condition 4

Appearance, Construction & Heights Of The Boundary Treatments

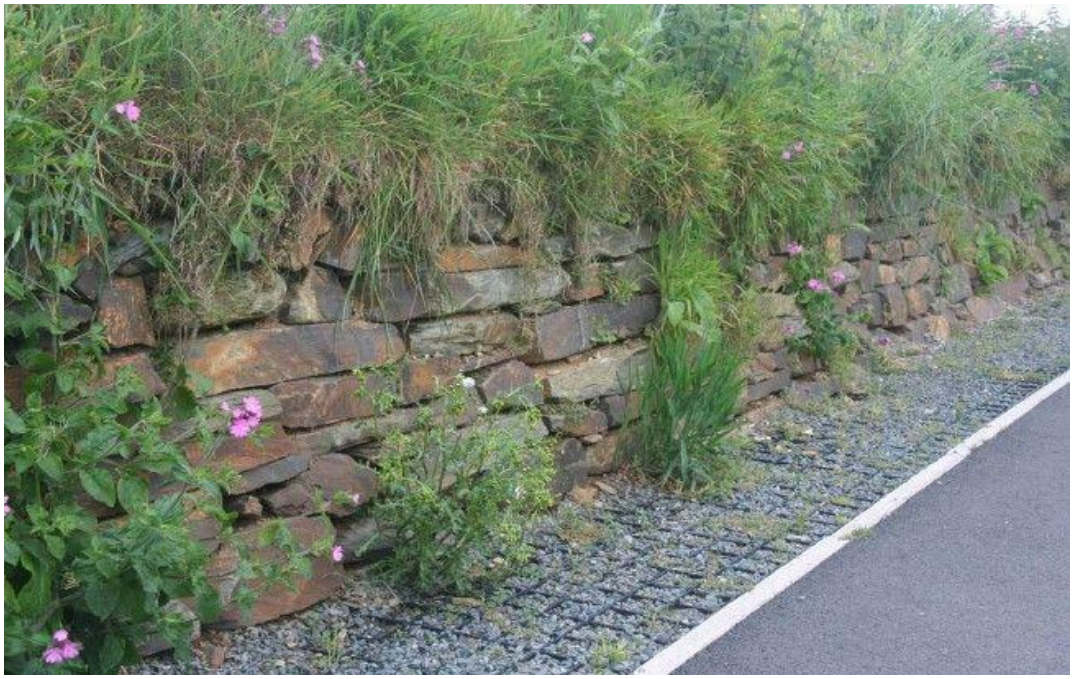
North boundary treatment to be new local natural dry wall Cornish stonework set in earth, local grasses & wildflowers will appear over time, 1200mm from F.G.L.

East boundary treatment is in situ & will remain, local natural dry wall Cornish stonework set in earth, local grasses & wildflowers attached over the years, this wall is 1200mm from F.G.L.

South boundary treatment to be New Feather edge wood fencing 1800mm from F.G.L.

West boundary treatment to be New Feather edge wood fencing 1800mm from F.G.L.

New North boundary treatment to be new local natural dry wall Cornish stonework set in earth, local grasses & wildflowers will appear over time, height to be 1200mm from F.G.L.



East boundary treatment is in situ & will remain, local natural dry wall Cornish stonework set in earth, local grasses & wildflowers have attached over the years, height is 1200mm from F.G.L & will remain at this height.

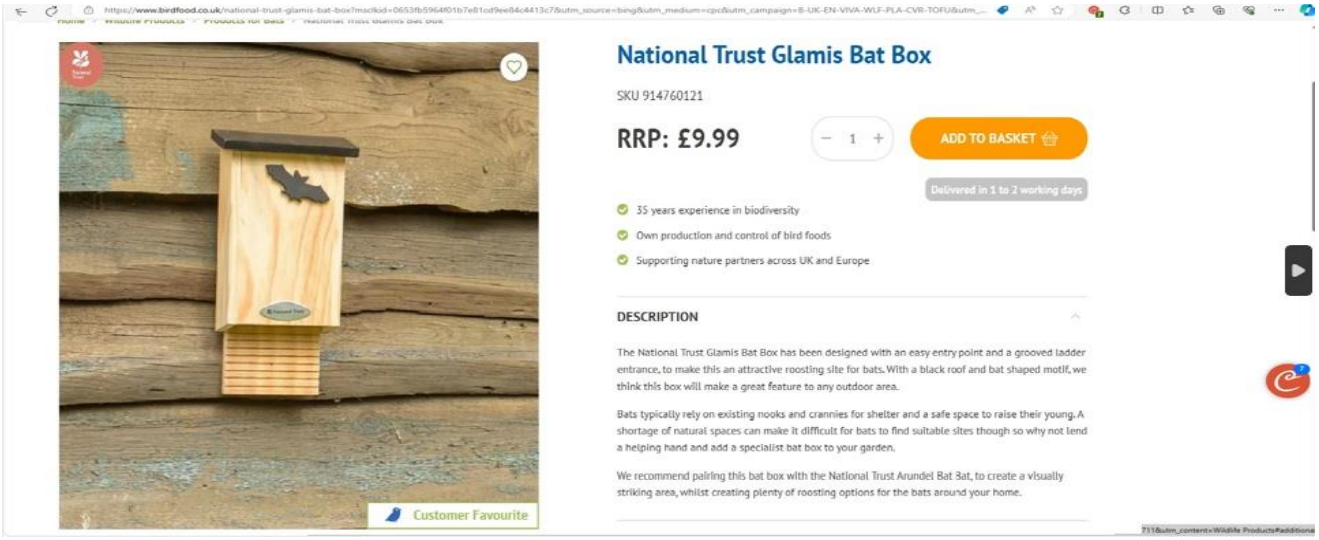
New South & West Fencing, Feather edge wood fencing 1800mm from F.G.L

Condition 8

To accord with policy G1-10 of the Climate Emergency Development Plan Document 2023 and policies 1, 2 and 23 of the Cornwall Local Plan Strategic Policies 2020- 2030 and paragraphs 8 and 174 of the National Planning Policy Framework 2023, bat boxes and bird boxes and bee bricks positioning & detailing.

Bat box already purchased by the applicant.

Bat box details from National Trust web page.



Bat Conservation Trust

www.bats.org.uk

Bat Box Information Pack


© Andrew Dumbleton

Bats are amazing animals that are important to ecosystems in the UK and worldwide. We have 18 species of bat in the UK, all of which are protected under European law. Bat populations in the UK have declined dramatically over the past century due to persecution and habitat loss. However, some UK bat species have recently shown some signs of increasing so there is hope.

Bat boxes are artificial roosts designed to provide bats with alternative resting places or to encourage bats into areas where there are few existing suitable roost sites. There are various designs of bat box; wooden boxes that you can make yourself, ready-assembled external boxes for buildings and trees, and even integrated bat boxes that can be built into walls.

Providing bat boxes can increase opportunities for roosting bats but it can take a while for bat boxes to be used regularly, particularly where a number of suitable alternative roost sites exist. Bat boxes can have an important additional function in encouraging interest and educating members of the public about bat conservation. The correct design and placement of boxes will help increase the likelihood of their uptake by bats.

Bat roost preferences

Bat boxes are now available from many outlets, and in a range of shapes and sizes, so some knowledge of what bat species are in your local area and their preferences will help you choose the best possible box. Some species such as horseshoe bats and grey long-eared bats do not use bat boxes.

Microclimate within a new roost is a very important factor in terms of increasing the chance of successful uptake by bats. In general, they prefer warm spaces in the summer for rearing young and cooler spaces in the winter for hibernation. The box should be draught proof and made from a thermally stable material such as untreated wood, ecostyrocrete, woodcrete, brick or stone. If possible, it's better to provide several internal chambers so that the bats can move around.


©Hugh Clark

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Orientation and location

Structures for summer roosting should be positioned where they are sheltered from the wind but unshaded for most of the day. Summer maternity roosts (in the northern hemisphere) should be on a south-easterly to south-westerly aspect. It is always best to provide a number of different options for bats so that they can choose the most appropriate temperature based on their needs. This can be achieved by grouping a number of bat boxes each with a different aspect; two or three boxes is preferable to one, although a single box still has a chance of being used depending on the bat species that use the local area. Three boxes can be arranged around the trunk of larger trees – see below for details about putting up bat boxes.

Bat boxes are more likely to succeed in areas where there is a good mixture of foraging habitat, including trees, and a source of water (most maternity roosts are located within a short distance of permanent fresh water such as a stream, pond, river or lake). Bat boxes in areas with few other roosting opportunities are also likely to be more successful.

Bat boxes should also be located close to unlit linear features, such as lines of trees or hedgerows. Bat species use these features for navigation between their roosting sites and feeding grounds and to avoid flying in open and exposed areas. Ensure the bats approach to the box is not impeded, for example by branches – clear away underneath the box so the bats can land easily before crawling up into the box.

Size of the bat box

The most frequently used bat boxes are small and only suitable for crevice-dwelling bat species.

Access

Crevice dwelling bats crawl into their roosts via small gaps around 15-20mm high. Roughened vertical surfaces or landing areas allow better access (by landing and crawling), although horizontal landing perches should be avoided as these are not necessary, may even deter bats and encourage birds to nest within the bat box.

Other considerations

Bats are nocturnal and adapted to low light conditions. Artificial light sources should not be directed onto bat boxes or flight paths as most bat species find artificial lighting very disturbing.

If possible, make or purchase bat boxes with an entrance slit along the bottom so that accumulated bat waste can drop out of the box or be pushed out as bats emerge. This will also help stop birds nesting in the box and blocking the entrance, which can happen with bat boxes that have entrance holes in the middle.

Boxes that may accumulate bat droppings will also need to be cleaned regularly by a licensed bat worker. It is important to remember that bat boxes must not be opened by anyone except a licensed bat worker (see 'monitoring bat boxes' below for more details on licences). In addition, nesting birds must not be disturbed so leave the area immediately upon finding an active nest in a box, and there is the potential for dormice to be found in some woodland boxes, in which case the box must only be checked by a licensed ecologist

Types of bat boxes

Bat boxes come in many forms depending on their materials, function and location. Simple bat boxes are available commercially or can even be home-made. Bat boxes can be divided into the following categories: self-made external bat boxes, ready-made external bat boxes, integrated bat boxes and free standing bat boxes. Advanced forms of artificial roost creation include bat houses, bat barns and internal bat lofts (if you are interested in these please refer to the websites and publications listed at the end of this document).

Self-made external bat boxes

Self-made wooden bat boxes are usually located on trees or the outside walls of buildings. These boxes are usually cubic or rectangular, with a grooved 'bat ladder' and a narrow entrance slit at the bottom. These will last for approximately ten years and can either be bought in kit form, or you can make your own from scratch (there are instructions for the 'The Kent bat box' pictured below in the Appendix at the end of this document – these boxes are also available commercially).

They come in a variety of shapes but key requirements are:


Kent Bat Box

- The wood should be rough sawn for grip and untreated.
- Bats do not like draughts; the entrance slit should be no more than 15-20mm wide and there should be no gaps where the sides and top join - the box should be well put together.
- A box that cannot be opened is best - it will lessen the chances of the bats being harmed through becoming trapped under the opened lid, or disturbed by people opening the top.
- To increase longevity of the box, use screws rather than nails.
- Any screws, hardware or staples used must be exterior grade (galvanized, coated, stainless, etc).

Habibat

Habibat is a partnership between the Bat Conservation Trust, Ecosurv, their partnership bat box companies and Habibats customers. Their aim is to provide bat boxes that work for bats and buildings. A portion of the profits from each Habibat partner company bat box sold is reinvested into the Habibat scheme to improve accommodation for bats in the long run with an aim to implement monitoring and research. The scheme aims to improve knowledge of integrated bat box use and design,and give customers guidance on installation.

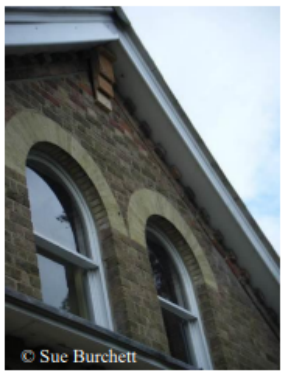
habibat

If you would like further information on the products and partnership companies, visit the Habibat website: www.habibat.co.uk.

Putting up bat boxes

Most bat species will use higher positioned boxes (around 4m up); assess the risk of working at height when undertaking the installation, then place the box as high as it is safe to do so. This will also help protect bats from vandalism and falling prey to cats. If working in the public realm, try to locate boxes so they are not above public walkways.

Ensure the boxes are appropriately fitted, to avoid the risk of them falling off. The boxes should be checked at least annually and after high winds to ensure they are still securely in place.



On buildings

Place the boxes high up by the eaves on a building, which can also help shelter the box from the weather. As detailed above, the aspect of the box should capture sun for part of the day if the intention is to attract maternity colonies.

Gazebos, garden walls and sheds have been suggested as sites for bat boxes. However, the main danger is that the boxes are not high enough above the ground, the structures may not be robust enough to support the box in high winds and the boxes are too visible to predators or vandals.

On trees

Consideration should be given to tree growth and boxes may need rehanging over time, regularly check boxes to assess this. Use headless or domed nails not fully hammered home to allow the tree growth, again regular checks will ensure that this allowance can be made while still being securely fitted. Iron nails can be used on trees with no commercial value. Copper nails can be used on conifers, but aluminium alloy nails are less likely to damage saws and chipping machinery.

Monitoring bat boxes

Making and putting up bat boxes is a great conservation action but what is even more useful is to know whether they are being used, when and by which species.

How long before bats will use the box?

Sometimes it can take several years for bats to find a new box. Be patient! Slow (or no) uptake may be due to the availability of other roosts locally. Sometimes, however, bats move in within months or even weeks!

How will I know if the box has been successful?

To check if the box is being used, look out for droppings and urine-staining on the vertical 'bat ladder' below the box and listen for 'chattering' during the day, especially during the summer months. You can also watch the box for an hour either side of sunset to observe any bats leaving to feed, or around dawn to see any bats returning to their roost. Bats may be observed by looking up into the box from below, however no light should be used as this may disturbany bats that are present.

Licensing and the law

You can undertake the non-invasive checks above without needing a licence. However, if the box needs to be opened to check it then there must be a suitably licensed bat worker present. Anyone wishing to undertake bat box checks should obtain training in bat handling and identification before applying for a licence. You can find out more about licensing and bats on the Bat Conservation Trust website at: www.bats.org.uk/pages/licensing.html

All bats and their roosts are protected by law and it is an offence to deliberately disturb, handle or kill bats. The relevant legislation in England & Wales is the Wildlife and Countryside Act 1981 and Conservation of Habitats & Species Regulations 2010 (as amended). In Scotland it is the Conservation (Natural Habitats, etc.) Regulations 1994 and in Northern Ireland the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995.

A bed without breakfast?

Bats often use features such as hedgerows, tree lines and watercourses as commuting pathways between roosts and foraging areas. This type of habitat also provides shelter, allowing insects to gather and therefore supports foraging bats. The highest densities of bats occur where insects are most plentiful.

Make sure you maintain or create good foraging habitats for bats by planting a wide range of plants such as flowers that vary not only in colour and fragrance, but also in shape. See BCT's 'Encouraging Bats' leaflet for more information (www.bats.org.uk\publications).

Other useful websites

Bat Conservation Trust www.bats.org.uk
The Bat Conservation Trust (BCT) is working towards a world where bats and people thrive in harmony, to ensure they are around for future generations to enjoy. BCT is the only organisation solely devoted to bat conservation in the UK.

Bat Conservation International www.batcon.org
Bat Conservation International's mission is to conserve the world's bats and their ecosystems to ensure a healthy planet. Based in Austin, Texas, BCI is devoted to conservation, education and research initiatives involving bats and the ecosystems they serve.

Roost roost.bats.org.uk
Roost is a resource developed by the Bat Conservation Trust (BCT) to aid in the gathering of information on bat roost mitigation, compensation and enhancement techniques. The aim is for this site to provide accessible information to support everyone involved in bat conservation and development.

Vincent Wildlife Trust www.vwt.org.uk
The Vincent Wildlife Trust (VWT) is an independent charitable body founded by Vincent Weir in 1975 and has been supporting wildlife conservation ever since. They conserve a range of endangered mammals through management of their own reserves, undertake pioneering research and provide expert advice to others through practical demonstration.

Publications

Gunnell, K., Murphy, B. and Williams, C. (2013) Designing for biodiversity: a technical guide for new and existing buildings (2nd ed.)

Gunnell, K., Grant, G. and Williams C. (2012) Landscape and urban design for bats and biodiversity

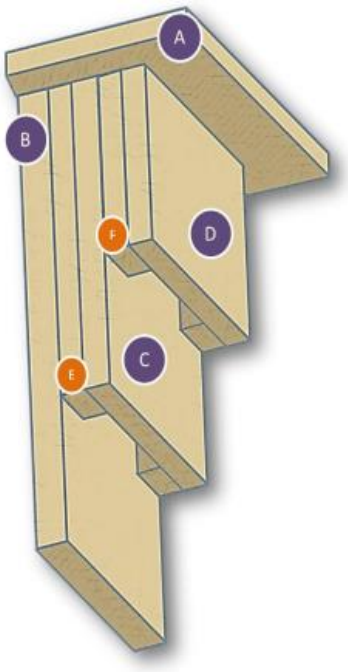
Mitchell-Jones, A.J (2004) Bat mitigation guidelines

Mitchell-Jones, A.J. and McLeish, A.P. (2004) Bat workers' manual (3rd edition)

Tuttle, M.D., Kiser M. and Kiser S (2004) The Bat House Builder's Handbook

Appendix: The Kent bat box (D.I.Y. instructions)

Design and measurements



Simple to construct, self-cleaning and low maintenance, the Kent bat box (designed by the Kent Bat Group) is a great way to encourage bats in your garden or your green space. The box should be rainproof and draught-free.

The only critical measurement is the width of the crevices: between 15-25mm. Other measurements are approximate. Timber should be approximately 20mm thick.

Measurements for one Kent bat box kit would be as follows:

Part	Quantity	Size (mm)
Roof (A)	1	250 x 160 x 20
Back (B)	1	450 x 200 x 20
Centre (C)	1	330 x 200 x 20
Front (D)	1	210 x 200 x 20
Centre Rails (E)	2	330 x 20 x 20
Front Rails (F)	2	210 x 15 x 15
Stand-offs (optional)	2	200 x 20 x 20

Material and Tools

This kit requires approximately 1.6m of rough wood and 25 screws (8 x 1 ½ inches) to assemble. You can rough it up by scraping with a suitable tool – possibly a saw blade or even a screwdriver but make sure you use untreated wood as some preservative chemicals can kill bats.

Pre-drill the holes to prevent the wood splitting. Alternatively you can assemble your bat box kit with nails although they tend to be less robust than boxes made with screws.

The hanging screws may either be at the edges of the front panel or in the side centre block (not in the rails!). Fixing may be by use of brackets, durable nylon cord or wires.

When installing the box, assess the risks of working at height, use the appropriate fittings and assess where the box will be located, in relation to any public access. Regular checks should be made to ensure the box remains securely fitted, especially after high winds.

Photos and illustrations in this document by the Bat Conservation Trust unless otherwise stated.

The Bat Conservation Trust (known as BCT) is a registered charity in England and Wales (1012361) and in Scotland (SC040116).
Registered office: Quadrant House, 250 Kennington Lane, London SE11 5RD
Email: enquiries@bats.org.uk National Bat Helpline: 0345 1300 228

Bird boxes already purchased by the applicant.

BTO
Looking out for birds

HOUSE SPARROW NEST BOX

House Sparrow populations have been in decline since the mid-1980s, with this once familiar species now absent from many urban sites. The loss of suitable nest cavities appears to have played a role in this decline so the provision of one or more nest boxes (House Sparrows are colonial breeders) is something positive that you can do to help. A standard, small hole-fronted nest box, with an entrance hole of 32 mm diameter, works best for this species. House Sparrows may make two or three breeding attempts during the breeding season.

CONSTRUCTION

The use of FSC-approved timber, at least 15 mm in thickness, will give this nest box longevity. The cutting plan, overleaf, has been shown to be successful by BTO nest recorders working on the species. House Sparrows are colonial breeders and so you may find that erecting several boxes may work best – the boxes can even be placed together to form a terrace of nesting opportunities. Make sure that the roof is long enough to overlap the front panel and its entrance hole. Use screws and glue to make the joins.

Don't forget to drill drainage holes into the base and pre-drill holes in the back plate to allow attachment to a tree or building. It is important that the hinged roof can be opened easily for cleaning out the box at the end of the season – nest boxes should be cleaned out between 1 September and 31 January. Easy access also supports the all-important monitoring visits that provide very valuable information to the BTO Nest Records Scheme. We would welcome more records of House Sparrow but see note in the Monitoring section below.

Use a water-based preservative on the outside of the box and leave the inside bare. There is no need to add any lining to the box, though it has been suggested that placing a bit of straw or similar material poking out of the box may encourage use. Attach the box to the tree or a building, using aluminium nails for a tree in order to minimise risk to anyone in the future who cuts into the tree with a chainsaw.

PLACEMENT

House Sparrow nest boxes are best placed so that the entrance hole is facing north-east and is sheltered from the prevailing wind and rain. Avoid obvious sun traps, such as south-facing walls. The box does not need to be positioned within cover. Position the box 6–7 feet off the ground, higher if you think there is the risk of disturbance. You are responsible for your own safety, so assess the risks and take care when building the box, fixing it into position and when monitoring.

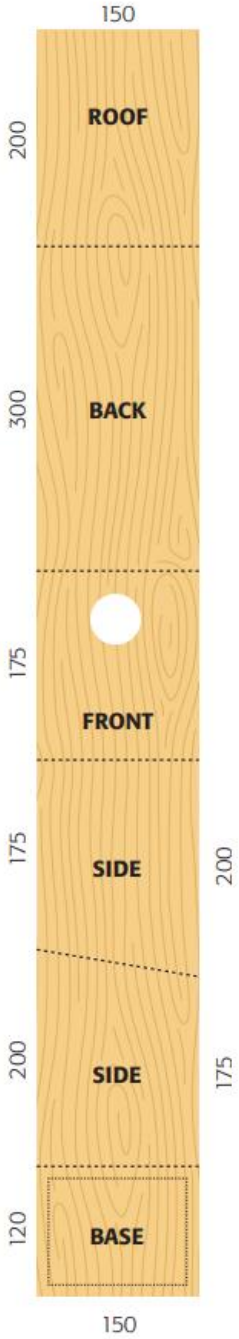
MONITORING

Some 350 or so House Sparrow nests are monitored annually by BTO volunteers, some of which form part of dedicated projects. We are keen to secure more information from a wider range of sites, particularly those in gardens and urban parks. House Sparrows appear to be sensitive to disturbance during the egg-laying and early part of the incubation period, suggesting that monitoring efforts should be targeted towards the latter stages of the breeding cycle.

Find out more: www.bto.org

HOUSE SPARROW NEST BOX – CUTTING PLAN

Plank size c. 150 x 1170 mm
All measurements are in mm

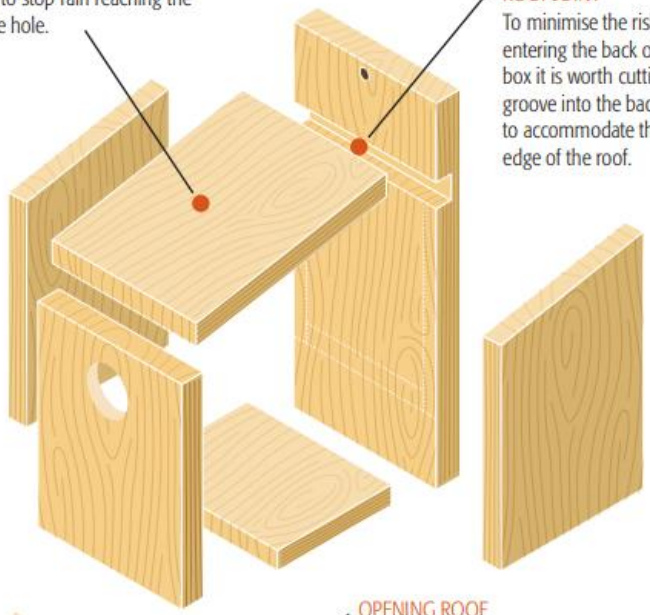


32 mm diameter entrance hole for House Sparrow

BTO
Looking out for birds

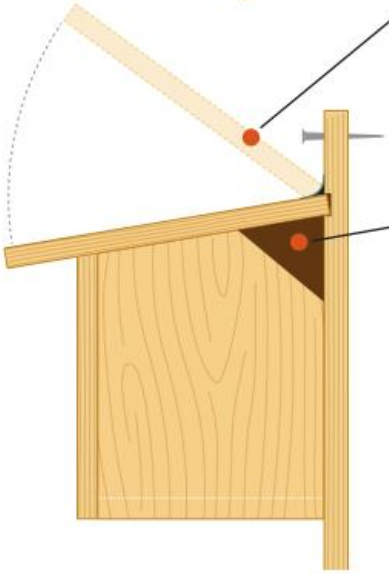
WEATHERPROOFING
Weatherproof the roof with water-based preservative and ensure it overlaps the front of the box to stop rain reaching the entrance hole.

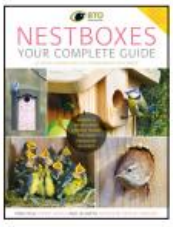
ROOF JOINT
To minimise the risk of rain entering the back of the box it is worth cutting a groove into the back plate to accommodate the back edge of the roof.



OPENING ROOF
Fit a rubber hinge so that the roof can be lifted easily for cleaning and nest monitoring. Find our more about the BTO Nest Record Scheme on our website www.bto.org

ALTERNATIVE DESIGN
An alternative to the traditional round entrance hole is a simple triangular opening on the side of the box. Overhang the roof if you adopt this approach.



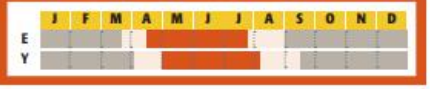


Get more information from our book 'Nestboxes: your complete guide'. Available from www.bto.org

House Sparrow *Passer domesticus*

Clutch size: 4–5 eggs
Incubation: c.12 days
Chicks fledge at: 14–15 days
Broods: 2–3 per year

Seasonality of nests with eggs (E) and young (y), derived from Nest Record Scheme data.



Cover photograph: John Harding / BTO; design artwork: Nigel Hawtin

Information from NHBS "Natural History Book Service"

Bee Brick Information

The Bee Brick can be used in place of a standard brick or block in construction to create habitat for solitary bees. Alternatively, it can be used as a standalone bee house in your garden or wild patch. It will provide much needed nesting space for solitary bee species such as red mason bees and leafcutter bees, both of which are non-aggressive.

Each Bee Brick contains cavities in which solitary bees can lay their eggs before sealing the entrance with mud and chewed-up vegetation. The offspring will emerge the following spring and the cycle will begin again. Each cavity goes part way into the brick, which is solid at the back.

Bee Bricks should be placed in a warm sunny spot on a south-facing wall at a minimum height of 1m, with no vegetation obstructing the holes. It is highly recommended that bee-friendly plants should be located nearby so that the bees using the bricks have food, otherwise it is unlikely that the brick will be used. Lavender, honeysuckle and buddleia are all pollinator-friendly plants.

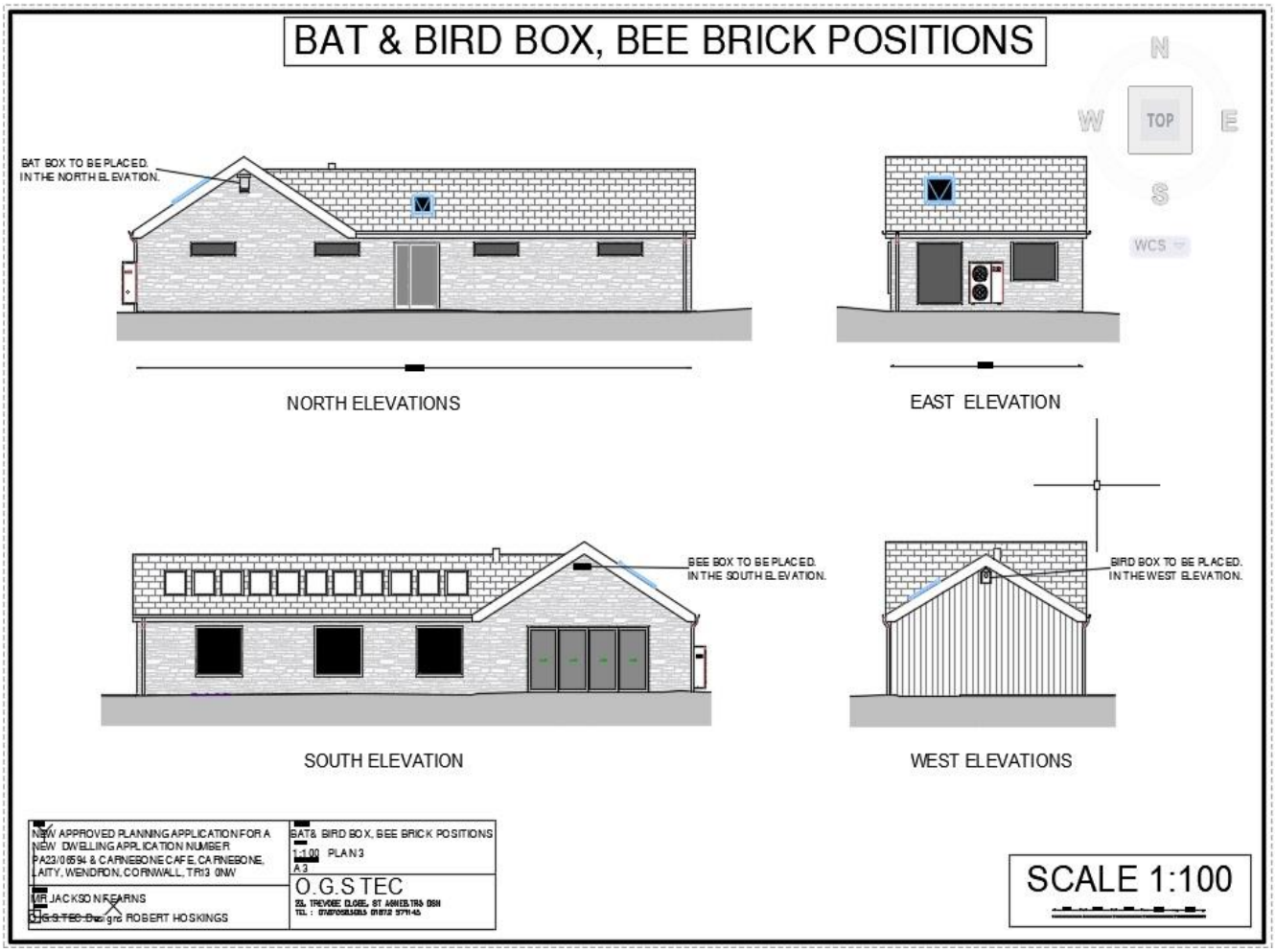
Bee Bricks are made in Cornwall in England using the waste material from the Cornish China clay industry. 75% of the brick is made from recycled materials and concrete, making it both strong and environmentally friendly.

Take a look at our identification guide, The NHBS Guide to UK Bumblebee Identification!

Specification

- Material: Concrete
- Origin: Cornwall, UK
- Dimensions: W 215mm x D 105mm x H 65mm
- Weight: 2.9kg
- Colours: White grey, yellow, dark grey and red

Attached Elevation Plan Showing The Positions Of The Bat & Bird Boxes & The Bee Brick



The applicant already has in situ 10 assorted bird boxes within the application site & 1 Bat box, these will be additions to the pre-mentioned.

Condition 9

Demolition Scheme Of The Exciting Building

The existing building is constructed with the following materials:

The Roof has a new metal galvanized roof sheeting AS30 1000 box 0.7 & Juniper green in colour.

The roof joists are timber & untreated.

The external walls are traditional concrete blockwork with sand & cement joints.

There is one wood door on the North elevation.

The internal floor is natural ground (hard compacted mud).

Stages of demolition are as follows:

Stage one: remove the metal sheet roofing, this will be recycled, sold & reused.

Stage two: remove the wood joists & wood wall plates, this will be cut up & used for firewood as its untreated timbers.

Stage Three: remove the wood door & door frame, again this will be cut up & used as kindling wood.

Stage four: knock down the outer concrete walls, the concrete blocks will be reused on site for the soakaway pits & the remaining blocks will be crushed onsite & reused as needed hardcore to keep the site clean while the new build is in construction, water will be sprayed over the blockwork while being taking down to minimize dust & protect the living conditions for the neighbors (the applicants' parents).

Stage five: will be to skim the site ready for the interdiction of the new foundation layouts, a contacted company will take the skimmed earth ground away to a licensed tip.

The first four stages will be undertaken by the applicant who has experience within this area of demolition & has removed many previous buildings.

Other point to take into consideration with the demolition:

1.) The applicant shall be responsible for arranging adequate insurance cover against all risks on site during the duration of the demolition works including Public Liability, Fire, Theft, Damage and the like.

2.) The site shall be kept clean and tidy at all times and the applicant shall arrange for the safe, secure and proper storage of all materials and plant. In addition all relevant warning signs, lighting, on site toilets, first aid facilities or the like shall be provided during the whole of the contract period.

3.) The applicant shall ensure that all safety barriers, hoardings and general protection to adjacent properties are provided and maintained during the whole of the demolition period.

4.) The applicant shall ensure that any hazardous material found on site during the works shall be dealt with and removed by the appropriate specialist companies. Any works involving the removal of topsoil or the like from site shall be carried out by a fully licenced/insured contractor who shall provide the contractor with appropriate records and copies of which shall be kept on site at all times.

5.) Falling materials - Applicant to provide suitable protective gear.

6.) The applicant to ensure any neighbouring properties are protected at all times from the risk of fire occurring on the site.

Many Thanks

Robert Hoskings

Accreditted Planning Agent

O.G.S.TEC.Designs