



Ecology Trigger List (minor/other applications)

To be completed and submitted with relevant planning applications assessing the need for surveys

This trigger list should only be used and submitted with applications which require the submission of an Ecology Trigger List and are not householder or major developments. Please see separate trigger list for householder and major developments

Please complete Tables 1 (parts 1 and 2as appropriate), table 2 and table 3.

In accordance with the Validation Guide this document must be completed and submitted with your application for your application to be valid.

Table 1 – Ecology Trigger List

If protected species or features are known to be present the relevant survey must be provided regardless of questions in Part 1. Please move straight to Part 2 to find out which type of survey is required.

Part 1

If you answer yes to any of the below questions in part 1 there is no need to complete part 2 as no survey is required:

	Please tick any which apply
Is this an amendment to a current permission which has not expired?	<input type="checkbox"/>
Is the proposal for change of use with no operational development?	<input type="checkbox"/>
Is the proposal solely for the removal or erection of a conservatory and no other development is required?	<input type="checkbox"/>
Is the proposal solely for replacement windows and/or doors and existing windows are not of traditional construction i.e. wooden frames, wooden lintels, mullion windows	<input type="checkbox"/>
Is the existing building of metal construction?	<input type="checkbox"/>
Do the works only affect sealed, flat roof extensions with no barge boarding present?	<input type="checkbox"/>
Are the works solely affecting polycarbonate roofs?	<input type="checkbox"/>
Pre-app advice has been sought and the LPA ecologist has confirmed in writing that no surveys are required.	If yes, please provide this evidence for the application to be valid. <input type="checkbox"/>

Part 2

Criteria/Trigger	Yes proposal meets criteria	Type of survey required	Species to be considered (See standing advice Protected species and development: advice for local planning authorities - GOV.UK (www.gov.uk))
Demolition of any building or structure (except windturbine(s)) which meets any of the below criteria	<input type="checkbox"/>	The type of survey required relates to the criteria meet as indicated below.	The type of species to be considered relates to the criteria meet as indicated below.
Protected species or features are known to be present	<input type="checkbox"/>	Protected Species Survey and Assessment; including a Preliminary Bat Roost Assessment (PBRA).	Bats, Barn Owl, Breeding Birds
Proposed works effecting existing buildings or structures which have been built with features to encourage habitats for protected species e.g. bat and bird boxes.	<input type="checkbox"/>	Protected Species Survey and Assessment; including a Preliminary Bat Roost Assessment (PBRA).	Bats, Barn Owl, Breeding Birds
Pre-app advice has been sought and the LPA ecologist has agreed the scope of surveys. <i>(Please note the initial survey findings may require a revision if there are unexpected results.)</i>	<input type="checkbox"/>	Survey(s) required as agreed in the pre-application advice.	Survey(s) required as agreed in the pre-application advice.
Development (any of the area within the red development line) is within a SSSI or Relevant Impact Risk Zone, SAC, SPA or Ramsar Site <i>To find out if the development is within a SSSI or Relevant Impact Risk Zone visit Use our interactive maps - Cornwall Council, Expand 'Environment and Planning' and select 'Sites of special scientific interest and sites of special scientific</i>	<input type="checkbox"/>	Protected Species Survey and Assessment; including a Preliminary Bat Roost Assessment (PBRA).	Bats, Barn Owl, Breeding Birds

<i>interest impact risk zone'. To view the relevant risk zones click on the map in the area of the development. The area will turn blue and a pop up will show which developments impact the risk zone and will require a survey.</i>			
Is the development within or abutting a European Marine Site (EMS) or would the development have a significant effect either alone or in combination with other plans and projects	<input type="checkbox"/>	Preliminary Ecological Appraisal (PEA)	Bats, Breeding Birds, Great Crested Newts, Otter/Water Vole, Amphibians, Ramsar and Schedule 41 Invertebrates
Proposed works affecting existing agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams	<input type="checkbox"/>	Protected Species Survey and Assessment; including a Preliminary Bat Roost Assessment (PBRA).	Bats, Barn Owl, Breeding Birds
Proposed works affecting existing buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water	<input type="checkbox"/>	Protected Species Survey and Assessment; including a Preliminary Bat Roost Assessment (PBRA).	Bats, Barn Owl, Breeding Birds
Proposed works affecting existing pre-1960 detached buildings and structures within 200m of woodland and/or water	<input type="checkbox"/>	Protected Species Survey and Assessment; including a Preliminary Bat Roost Assessment (PBRA).	Bats, Barn Owl, Breeding Birds
Proposed works affecting existing pre-1914 buildings within 400m of woodland and/or water	<input type="checkbox"/>	Protected Species Survey and Assessment; including a Preliminary Bat Roost Assessment (PBRA).	Bats, Barn Owl, Breeding Birds
Proposed works affecting existing pre-1914 buildings with gable ends or slate roofs (regardless of location)	<input type="checkbox"/>	Protected Species Survey and Assessment; including a Preliminary Bat Roost Assessment (PBRA).	Bats, Barn Owl, Breeding Birds
Any building located within, or immediately adjacent to woodland, field hedgerows over 1m	<input type="checkbox"/>	Protected Species Survey and Assessment; including a	Bats, Door mouse, Breeding Birds, Badgers

tall and over 0.5m thick or scrub well-connected to woodland or hedgerows on or adjacent to the site		Preliminary Bat Roost Assessment (PBRA).	
Will the proposal effect old veteran trees (on site or within 50m); Trees with holes, cracks, cavities or heavy vegetation; trees with a girth greater than 1m at chest high	<input type="checkbox"/>	Preliminary Ecological Appraisal (PEA)	Bats, Breeding Birds
Any of the above where adjacent to watercourses	<input type="checkbox"/>	Preliminary Ecological Appraisal (PEA)	Bats, Breeding Birds, Otter/Water Vole, Ramsar and Schedule 41 Invertebrates
Will the proposal have the potential to impact on ponds, lakes, rivers, streams or water filled ditches (on the land or within 500m)?	<input type="checkbox"/>	Preliminary Ecological Appraisal (PEA)	Bats, Breeding Birds, Great Crested Newts, Otter/Water Vole, Amphibians, Ramsar and Schedule 41 Invertebrates
Will the proposal affect mature/overgrown gardens, any rough grassland or derelict land, brownfield, railway land, allotments on or adjacent to the site?	<input checked="" type="checkbox"/>	Preliminary Ecological Appraisal (PEA)	Breeding Birds, Badgers, Reptiles, Ramsar, Schedule 41 Invertebrates
Will the proposal involve lighting of churches, Listed Buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees?	<input type="checkbox"/>	Preliminary Ecological Appraisal (PEA)	Bats, Barn Owl, Breeding Birds, Schedule 41 Invertebrates
Will the proposal involve development within within 250m of pond (excluding ornamental garden fish ponds)?	<input type="checkbox"/>	Preliminary Ecological Appraisal (PEA)	Great Crested Newts
Works to underground structures such as cellars, ice-houses, tunnels, mines, kilns, adits	<input type="checkbox"/>	Protected Species Survey and Assessment or Preliminary Ecological Appraisal (PEA) including a Preliminary Bat Roost Assessment (PBRA).	Bats, Breeding Birds

Works to bridge structures	<input type="checkbox"/>	Protected Species Survey and Assessment or Preliminary Ecological Appraisal (PEA) including a Preliminary Bat Roost Assessment (PBRA).	Bats, Breeding Birds, Badgers
Application for wind turbine(s) within 50m of a hedgerow or stream and/or wind turbine(s) greater than 26m tall.	<input type="checkbox"/>	Protected Species Survey and Assessment or Preliminary Ecological Appraisal (PEA)	Bats, Breeding Birds

Important Information: Where the survey has identified habitat suitability or presence/ likely presence of protected species and/ or the need for further surveys or mitigation measures for protected species, these will be required for validation of the planning applications and can no longer be conditioned.

Biodiversity is a material consideration in the determination of planning applications, so ahead of a planning decision the relevant survey work must have taken place to establish which (if any) protected species/habitat are present and take the necessary measures to minimise any impact on these features or provide appropriate mitigation suitable for protected species licences. Protected species surveys cannot be conditioned except in exceptional circumstances (could involve safety, emergency works etc, but updates to existing surveys can be conditioned if it is likely the proposal will have a delayed start and the baseline might differ (large, phased development)). This isn't a regional binding circumstance, it's a national requirement.

During the course of the determination process the planning case officer may consider a Protected Species Survey relevant to make a planning decision, even where it does not meet the above criteria. In these circumstances a survey will be required prior to any decision being issued.

Table 2 Geological Report Trigger List

Criteria/Trigger	Yes proposal meets criteria	
<p>Development (red line area) is within or abuts a geological Site of Special Scientific Interest or County Geology Site.</p> <p>To find out if your site is in, or near, a designated site look on: https://map.cornwall.gov.uk/website/ccmap/ and select the relevant layer in the drop-down menu.</p> <p>Or request a paid data search from ERCISS who are accredited by the Association of Local Environmental Records Centres https://ercis.org.uk/requesting-data (note that a local records centre search will also be required to support ecological surveys for the site and may be included in a quote from your consultant ecologist).</p>	<input type="checkbox"/>	<p>The Geology Report can be in the form of a chapter in an Ecology Report.</p> <p>An appraisal of the impacts of the proposals to the designated geological site are to be identified and quantified, with details of the measures taken to avoid and minimise any potential impacts to the geological interest features</p>

Table 3 Invasive Species Control Plan Trigger List

Criteria/Trigger	Yes proposal meets criteria	
Any Schedule 9 species invasive non-native species as listed under Wildlife and Countryside Act are present on or within the application site (Japanese Knotweed, Himalayan Balsam, Three Cornered Leek, Curly waterweed). <i>For a list of Schedule 9 non-native invasive species see http://www.legislation.gov.uk/ukpga/1981/69/schedule/9.</i>	<input type="checkbox"/>	

Although not a validation requirement this information can be helpful upfront. If the Control plan is not provided it may need to be dealt with by way of discharge of condition which incurs an additional planning fee.

Important Information: Where the survey has identified habitat suitability or presence/ likely presence of protected species and/ or the need for further surveys or mitigation measures for protected species, these will be required for validation of the planning applications and can no longer be conditioned.

Biodiversity is a material consideration in the determination of planning applications, so ahead of a planning decision the relevant survey work must have taken place to establish which (if any) protected species/habitat are present and take the necessary measures to minimise any impact on these features or provide appropriate mitigation suitable for protected species licences. Protected species surveys cannot be conditioned except in exceptional circumstances (could involve safety, emergency works etc, but updates to existing surveys can be conditioned if it is likely the proposal will have a delayed start and the baseline might differ (large, phased development)). This isn't a regional binding circumstance, it's a national requirement.

During the course of the determination process the planning case officer may consider a Protected Species Survey relevant to make a planning decision, even where it does not meet the above criteria. In these circumstances a survey will be required prior to any decision being issued.

Please note that in all circumstances legislation pertaining to protected species still applies and it is the responsibility of the applicant to ensure that protected species are not impacted as a result of this development.

If protected species are found during the course of the development work must be halted and advice sought from Natural England (telephone 0300 060 6000).

I hereby certify that, to the best of my knowledge, the above information is correct and accurate.

Site Location: Land adj Botallack Veian Botallack St Just TR19 7QQ

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Name: Laurence Associates on behalf of Applicant

Date: 14/03/2024

Please return this completed form with your planning application.

Please Note: The completion and submission of this trigger list, along with any reports/surveys required, is a validation requirement for planning applications. Failure to submit the checklist, and any reports/surveys, may mean that your application is found to be invalid. Further information on the validation requirements can be found on the Council's website: [Make a planning application - Cornwall Council](#)

If you would like this information in another format please contact:

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Treyew Road, Truro TR1 3AY**

Email: comments@cornwall.gov.uk

Telephone: **0300 1234 100**

www.cornwall.gov.uk