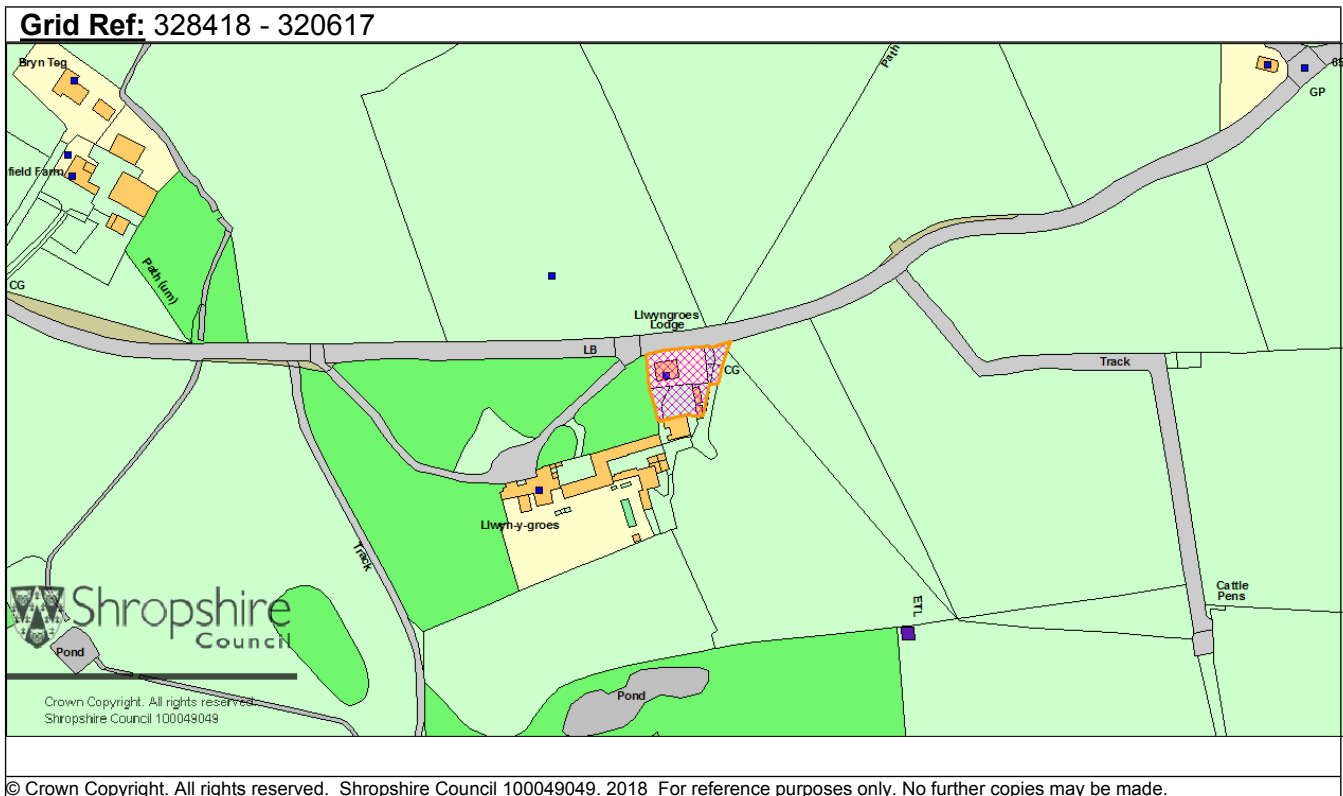


Development Management Report

Responsible Officer: Tim Rogers
Email: tim.rogers@shropshire.gov.uk Tel: 01743 258773 Fax: 01743 252619

Summary of Application

Application Number: 18/02584/FUL	Parish:	Llanymynech And Pant
Proposal: Erection of replacement dwelling following demolition of existing building		
Site Address: The Lodge Llanymynech Shropshire SY22 6LQ		
Applicant: Mr M Gorden		
Case Officer: Ollie Thomas		email: planningdmnw@shropshire.gov.uk



Recommendation:- Approval subject to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 This application is seeking full planning permission for the erection of a replacement dwelling, following demolition of an existing building, known as The Lodge, to the east of Llanymynech.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site concerns an existing residential dwelling and its curtilage, located roughly 1.5Km east of Llanymynech along the B4398, leading to Knockin. The existing single storey dwelling, sits forward in a modest plot, with its access off the highway to the east of the plot, which serves both the dwelling and a number of agricultural buildings further beyond, to the south. The dwelling has a prominent position along the highway when travelling westwards, due to the lack of any substantial boundary treatments. However, to the east lies a mature mixed hedgerow.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The Parish Council have objected to the scheme, contrary to the Officers recommendation. Despite their comments raising no material considerations, in consultation with the Chair and Vice Chair of the planning committee, it was decided that the application be decided at committee, owing to Officer recommendation and consultee responses which on this occasion are considered significant material considerations.

4.0 Community Representations

4.1 - Consultee Comments

4.1.1 SC Affordable Housing – No contribution required.

If this is a replacement dwelling then no affordable housing contribution will be payable.

4.1.2 SC Drainage (SuDS) – Additional information required.

Part of the new dwelling is in Flood Zone 2. As this is a single dwelling, a simple Flood Risk Assessment should be submitted for approval prior to the determination.

4.1.3 SC Rights of Way – No objections / comments made.

4.1.4 SC Highways Authority – No objection subject to conditions.

The proposal is in context a like for like development with the number of residential units not changing. The proposal is therefore considered to raise no highway concerns in principle.

It is noted however, that the layout of the internal driveway is to be revised. The depth of the drive to the front of the new garage is considered to be restrictive.

4.1.5 SC Conservation – Object – 29/10/2018

Additional information has been providing in the form of a Heritage Impact Assessment. The report concludes based on evidence of the change of ownership of the lodge pre-1969, that the building cannot be considered to be curtilage listed. From the additional evidence provided this appears to be the correct conclusion. However, the building is still of some minor historic merit as outline the report and this requires consideration in the planning process. It is noted that no justification for the demolition of the building has been provided in the form of structural surveys. Therefore, it has not been evidenced that the existing building cannot be reused and modestly extended to meet the required needs. It is also noted that the proposed replacement dwelling is a two storey dwelling with attached garage, of significantly greater scale than the existing building. The proposed dwelling does not appear to reference the style or proportions of the existing dwelling and as such does not represent a sympathetic replacement in terms of size, mass, character and appearance for the original building.

Object – 16/08/2018

The application in its current form is lacking in sufficient detail to make an informed decision on the proposal. Without sufficient justification it is highly unlikely that the demolition of this building would be acceptable.

The application seeks demolition of this curtilage listed building, a listed building consent application has not been submitted and the current planning application contains no details about the existing building, design and access statement or heritage statement or any structural survey to justify the proposed demolition.

4.1.6 SC Ecology – No objection subject to conditions – 26/03/2019

Following the submission of the Bat and Nesting Bird Assessment (Star Ecology, March 2019), the level of survey work is considered acceptable.

Additional information required – 08/11/2018

The application site meets the trigger point for requiring a bat survey since it involved modification, conversion, demolition or removal of building and structures (especially roof voids) involving the following: Pre-1960 detached buildings and structures within 200m of woodland and/or water.

4.1.7 Llanymynech and Pant Parish Council – Object

The Parish Council object to this application for demolition of the existing building as this was the Lodge to Lwyn-y-Groes Hall and is therefore within the curtilage of the listed building. The barns at the rear of the Lodge are also included in the listing.

4.2 - Public Comments

4.2.1 The application was publicised by way of a Site Notice, posted on the 7th August 2018, to which 2 objection comments were received, with their material considerations being summarised as follows;

- Size and scale of dwelling is not sympathetic to original dwelling.
- The loss of the original dwelling would impact on the Grade II listed Hall.
- There are bats, a European Protected Species, known in the surrounding area, whereby this development will disturb or harm them.
- Application contains inaccuracies in regards to the occupation of the building – i.e. it has not been vacant for time specified within the submission docs.
- The loss of this building will impact on the wider setting and historic character.

5.0 THE MAIN ISSUES

Principle of development
Design, scale and character
Impact on amenities
Highways and access matters
Flooding and drainage matters
Impact on designated heritage asset
Ecology matters.

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 The application site forms an existing residential dwelling, set relatively isolated along the B4398, Llanymynech to Llwyntidman Junction. The dwelling lies directly to the south of the highway, within open countryside and surrounded by agricultural land. Llwyn-y-Groes Lodge, a Grade II listed building, lies some 60m south west, otherwise there are no other neighbouring properties. As a result of its rural setting and not forming part of a recognised settlement, the dwelling sits within open countryside, for policy purposes, where all new development is strictly controlled so as to maintain and protect the character and vitality of the countryside.

6.1.2 However, in recognition that the application building is in continued residential occupation, the local plan supports the replacement of a dwelling whereby the dwelling to be replaced is a permanent structure. The replacement dwelling should not be materially larger and occupy the same footprint, unless it can be demonstrated why this should not be the case.

6.1.3 The existing building is of permanent structure and dating back to 1909. The Type and Affordability of Housing SPD outlines the council's approach to replacement dwellings and this includes that rural replacement dwellings will only be permitted where the existing building had established and continuing residential use rights and has not been abandoned. The following criteria are also applied for the

consideration of replacement dwellings;

- The visual impact of the replacement dwelling on its surroundings and the need to respect local character, taking account of bulk, scale, height and external appearance.
- Sympathetic to the size, mass, character and appearance of the original building with the dwelling ordinarily sited in the same position as the original dwelling.
- Consideration of housing types and tenures in the local area and the need to maintain a supply of smaller and less expensive properties.
- Permitted development rights will generally be removed from replacement dwellings in rural areas.

6.1.4 The existing single storey building has been unsympathetically extended in the past, of large scale when considered proportionately. The existing dwelling has the appearance of a simple agricultural labourer's cottage with no features of particular architectural merit or design value. The existing dwelling has an approximate footprint of 90sqm and single storey in height.

6.1.5 Whilst the replacement dwelling will be larger, with an additional 44sqm of footprint, measuring an approx. total of 134sqm, the applicant's needs are that the dwelling needs to be fully wheelchair accessible, with the dwelling housing both the applicant and his carer – this has been supported through Medical Reports. On this occasion, the substantiated exceptional circumstances of the applicant are able to justify exceeding beyond the requirements laid out within the SPD, whereby the dwelling, since submission, has been reduced so as to provide a dwelling of floorarea necessary to meet the applicants needs and no more. The enlargement is necessary due to requiring wider corridors, wider doorways and the installation of a lift, as the applicant is confined to a wheelchair.

6.1.6 On the above basis, the principle of development is both established and supported.

6.2 Design, scale and character

6.2.1 The proposed dwelling is a two storey dwelling, with low eaves and low ridge line. From the front elevation, the dwelling has a traditional and local vernacular with a local stone dwarf wall, external chimney and window headers with an exposed timber frame pitched porch. Whilst from the rear, the appearance is more contemporary with large glazing sections, a catslide roof with dormers and a Juliette balcony serving the first floor apex glazed opening.

6.2.2 Also proposed is a detached garage/car porch, which whilst detached will be linked to the main dwelling through a short, covered walkway, so as to allow a covered passage for wheelchair use, sheltered from inclement weather. This linked section is basic in construction and appearance, remaining a simple open frame under a slate roof to reflect the rest of the buildings on site, but enabling visuals through the built form, providing the appearance of a detached structure.

- 6.2.3** The proposed dwelling occupies a slightly set back footprint to the original dwelling; however, this is to enable adequate manoeuvrability and accessibility to the proposed garage/car port. Setting the dwelling slightly back from the highway edge will aid in softening the dwellings impact, further supported by the change in levels from the highway and proposed dwelling – the proposed sits lower, therefore resulting in a reduced impact from the two storey height of the dwelling.
- 6.2.4** It is acknowledged that the replacement dwelling has little sympathy to the original character and appearance; however, the existing dwelling is of little architectural or design merit, whereby the existing unsympathetic flat roofed extension has resulted in an overall appearance that makes no positive contribution to its landscape. Whereby, the proposed dwelling, of local vernacular, will result in no adverse impact on the local character.
- 6.3 Impact on amenity**
- 6.3.1** As mentioned, the only neighbouring property is the grade II listed Llwyn-y-Groes Hall to the south west; however, there is no intervisibility between the two due to the thick mixed woodland surrounding the Hall. As a result, there will be no adverse impacts on residential amenity. And with the dwelling providing no adverse impact on the local character, this in-turn results in there being no impact on the street scene.
- 6.4 Highways and access matters**
- 6.4.1** The proposal is to utilise the existing access off the highway to the east of the site, with the existing parking and turning area being enlarged so as to accommodate more parking and to allow adequate turning into the garage. The proposal will not provide any significant increase in vehicle movements and the proposal is therefore considered acceptable from a highways perspective.
- 6.5 Flooding and drainage matters**
- 6.5.1** The site lies in Flood Zone 2, with Flood Zone 3 falling just short of the site area. The Drainage engineer has requested a Flood Risk Assessment; however, the case Officer felt this unnecessary and unreasonable as the proposal is for a replacement dwelling, whereby the ordinary principle of development is not up for consideration. Instead, the principle of development is more so established on the replacement dwellings ability to sympathise against the original dwelling and within its setting, as only those properties in continued residence are considered. Whilst it is noted that the development type is considered more vulnerable, the principle of residential development in this location has already been established by the presence of an existing dwelling. There will be slightly more laid hardstanding due to the enlarged parking and turning area; however, the proposed dwelling is to provide all bedrooms at first floor.
- 6.5.2** The application form provides that foul water will be disposed of into an existing septic tank that served the original dwelling, whereas the surface water will be directed into soakaways. Whilst both these arrangements are considered appropriate, the drainage engineer has requested a scheme for both foul and surface water, prior to any development commencing.

6.6 Impact on designated heritage asset

6.6.1 The proposed development has the potential to impact upon the setting of a Grade II listed building. The proposal therefore has to be considered against local policies CS6 and Cs17 of the Core Strategy, MD2 and MD13 of the SAMDev Plan and with national policies and guidance including PPS5 Historic Environment Planning Practice Guide and Section 16 of the NPPF. Special regard has to be given to the desirability of preserving the listed building and its setting, or any features of special architectural or historic interest which it possesses as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.6.2 The existing Lodge was built to the east of the listed Hall and behind the thick wooded area, resulting in there being no visibility between the Hall and the Lodge – this still remains. It is therefore considered that there will be no impact or harm on the setting or character of the Hall as a result of this proposal.

6.6.3 The Parish Council have objected to the scheme on the basis of the original dwelling being listed. As it has been further evidenced and agreed that the building is not listed, these comments are not considered material to the proposal.

6.7 Ecology matters

6.7.1 The application site meets the trigger point for requiring a bat survey, subsequent to validation a Preliminary Bat and Nesting Bird Assessment (Star Ecology, March 2019) in which no nesting birds were found or on within the dwelling and that the house does not provide bat roost habitat, nor do bats impose a constraint on the proposed development. The council's Ecologist agrees with these findings and content that the application will not cause any harm or disturbance to any protected species, subject to biodiversity enhancements being conditioned.

7.0 CONCLUSION

The proposed replacement dwelling is considered acceptable, the new dwelling is larger than that is being replaced and on a slightly altered footprint; however, the applicant is able to evidence exceptional circumstances for the enlarged dwelling, with the set-back footprint providing an overall betterment to the manoeuvrability of the site and enabling for visual improvements to the street scene. The proposed layout, appearance and scale of the replacement dwelling is considered acceptable to reflect the character of this rural area and will provide an improved sustainable rural dwelling. The dwelling will not result in any detrimental impact on neighbouring properties from either overlooking or loss of light, cause an overbearing impact or result in loss of light. The existing access and parking area is adequate to prevent any highway impact, whilst adequate foul and surface water drainage can be accommodated on the site. The proposal is considered compliant with the Local Development Plan and it is therefore recommended that permission be GRANTED, subject to conditions.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:

National Planning Policy Framework

Core Strategy and SAMDev Policies:

CS1 - Strategic Approach

CS5 - Countryside and Greenbelt

CS6 - Sustainable Design and Development Principles

CS11 - Type and Affordability of housing

CS17 - Environmental Networks#

MD1 - Scale and Distribution of Development

MD2 - Sustainable Design

MD7A - Managing Housing Development in the Countryside

MD12 - Natural Environment

MD13 - Historic Environment

Settlement: S14 – Oswestry

Supplementary Planning Guidance:

SPD Type and Affordability of Housing

RELEVANT PLANNING HISTORY:

OS/07/15250/FUL Change of use of agricultural building to one dwelling and ancillary domestic accommodation GRANT 19th March 2008

OS/07/15284/LBC Change of use of agricultural building to one dwelling and ancillary domestic accommodation GRANT 19th March 2008

10/02277/DIS Discharge of Conditions 5, 6, 11, and 13 relating to Planning Permission 07/15250/FUL DISAPP 18th June 2010

10/02583/DIS Discharge of Conditions 2 and 4 relating to Planning Permission 07/15284/LBC DISAPP 18th June 2010

10/03335/FUL Renewal of extant planning permission Ref. 07/15250 to change the use of agricultural building to one dwelling and ancillary domestic accommodation GRANT 7th January 2011

11/00191/LBC Renewal of extant planning permission Ref. 07/15284 to change the use of agricultural building to one dwelling and ancillary domestic accommodation GRLBC 28th January 2011

16/00811/FUL Erection of two storey extension linking to existing loft WDN 11th May 2016

17/02263/FUL Change of use of land to caravan park for touring caravans, formation of access and installation of septic tank and soakaway WDN 23rd April 2018

18/02584/FUL Erection of replacement dwelling following demolition of existing building PCO

18/04359/FUL Erection of agricultural building for stock housing and implement/fodder storage to replace demolished buildings PCO

11. Additional Information

[View details online:](#)

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
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Cabinet Member (Portfolio Holder)

Cllr G. Butler

Local Member

Cllr Matt Lee

Appendices APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans and drawings

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

3. Prior to the above ground works commencing samples and/or details of the roofing materials and the materials to be used in the construction of the external walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- a traffic management and hgv routing plan and local community protocol.

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

5. No above ground works shall be commenced until full details of both hard and soft landscape works (in accordance with Shropshire Council Natural Environment Development Guidance Note 7 'Trees and Development') have been submitted to and approved in writing by the local planning authority. The landscape works shall be carried out in full compliance with the approved plan, schedule and timescales. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall upon written notification from the local planning authority be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs

6. Prior to the commencement of the relevant work details of all external windows and doors and any other external joinery, to include the porch and covered walkway, shall be submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings. All doors and windows shall be carried out in complete accordance with the agreed details.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

7. Prior to the relevant works, details of the roof construction including details of eaves, undercloaks ridges, valleys and verges shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

8. No development shall take place until a scheme of the surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is occupied/brought into use (whichever is the sooner).

Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

9. The revised internal site access arrangement, parking and turning areas shall be satisfactorily completed and laid out in accordance with the Block Plan (Drawing No. 488/01 Rev B) prior to the replacement dwelling being occupied. The approved parking and turning areas shall thereafter be maintained at all times for that purpose.

Reason: To ensure the formation and construction of a satisfactory access and parking facilities in the interests of highway safety

10. Prior to first occupation / use of the building, the makes, models and locations of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The following boxes shall be erected on the site:

- A minimum of 1 external woodcrete bat box or integrated bat brick, suitable for nursery or summer roosting for small crevice dwelling bat species.
- A minimum of 1 artificial nest, of either integrated brick design or external box design, suitable for starlings (42mm hole, starling specific), sparrows (32mm hole, terrace design), swifts (swift bricks or boxes) and/or house martins (house martin nesting cups).

The boxes shall be sited in suitable locations, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.

Reason: To ensure the provision of roosting and nesting opportunities, in accordance with MD12, CS17 and section 175 of the NPPF.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

11. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The lighting plan shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features, e.g. bat and bird boxes (required under a separate planning condition). The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust's Guidance Note 08/18 Bats and artificial lighting in the UK. The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

Reason: To minimise disturbance to bats, which are European Protected Species.

12. Vehicular and pedestrian access to the adjoining highway shall be limited to the existing access shown on the Block Plan (Drawing No. 488/01 Rev B).

Reason: To limit the number of accesses onto the highway in the interests of highway safety

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development relating to Schedule 2, Part 1, Classes A, B, C, D & E shall be erected, constructed or carried out.

Reason: To maintain the scale, appearance and character of the development in consideration of the existing on site, this approval being for a replacement dwelling on site.

Informatives

1. In arriving at this decision Shropshire Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 38.

2. The above conditions have been imposed in accordance with both the policies contained within the Development Plan and national Town & Country Planning legislation.

3. Where there are pre commencement conditions that require the submission of information for approval prior to development commencing at least 21 days notice is required to enable proper consideration to be given.

4. THIS PERMISSION DOES NOT CONVEY A BUILDING REGULATIONS APPROVAL under the Building Regulations 2010. The works may also require Building Regulations

approval. If you have not already done so, you should contact the Council's Building Control Section on 01743 252430 or 01743 252440.

5. Nesting birds informative

The active nests of all wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). An active nest is one being built, contains eggs or chicks, or on which fledged chicks are still dependent.

It is a criminal offence to kill, injure or take any wild bird; to take, damage or destroy an active nest; and to take or destroy an egg. There is an unlimited fine and/or up to six months imprisonment for such offences.

All vegetation clearance, tree removal, scrub removal and/or conversion, renovation and demolition work in buildings should be carried out outside of the bird nesting season which runs from March to August inclusive.

If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out. If vegetation or buildings cannot be clearly seen to be clear of nests then an appropriately qualified and experienced ecologist should be called in to carry out the check. Only if there are no active nests present should work be allowed to commence.

If during construction birds gain access to the building and begin nesting, work must cease until the young birds have fledged.

General site informative for wildlife protection

Widespread reptiles (adder, slow worm, common lizard and grass snake) are protected under the Wildlife and Countryside Act 1981 (as amended) from killing, injury and trade. Widespread amphibians (common toad, common frog, smooth newt and palmate newt) are protected from trade. The European hedgehog is a Species of Principal Importance under section 41 of the Natural Environment and Rural Communities Act 2006. Reasonable precautions should be taken during works to ensure that these species are not harmed.

The following procedures should be adopted to reduce the chance of killing or injuring small animals, including reptiles, amphibians and hedgehogs.

If piles of rubble, logs, bricks, other loose materials or other potential refuges are to be disturbed, this should be done by hand and carried out during the active season (March to October) when the weather is warm.

Areas of long and overgrown vegetation should be removed in stages. Vegetation should first be strimmed to a height of approximately 15cm and then left for 24 hours to allow any animals to move away from the area. Arisings should then be removed from the site or placed in habitat piles in suitable locations around the site. The vegetation can then be strimmed down to a height of 5cm and then cut down further or removed as required. Vegetation removal should be done in one direction, towards remaining vegetated areas (hedgerows etc.) to avoid trapping wildlife.

The grassland should be kept short prior to and during construction to avoid creating attractive habitats for wildlife.

All building materials, rubble, bricks and soil must be stored off the ground, e.g. on pallets, in skips or in other suitable containers, to prevent their use as refuges by wildlife.

Where possible, trenches should be excavated and closed in the same day to prevent any wildlife becoming trapped. If it is necessary to leave a trench open overnight then it should be sealed with a close-fitting plywood cover or a means of escape should be provided in the form of a shallow sloping earth ramp, sloped board or plank. Any open pipework should be capped overnight. All open trenches and pipework should be inspected at the start of each working day to ensure no animal is trapped.

Any common reptiles or amphibians discovered should be allowed to naturally disperse. Advice should be sought from an appropriately qualified and experienced ecologist if large numbers of common reptiles or amphibians are present.

If a great crested newt is discovered at any stage then all work must immediately halt and an appropriately qualified and experienced ecologist and Natural England (0300 060 3900) should be contacted for advice. The Local Planning Authority should also be informed.

If a hibernating hedgehog is found on the site, it should be covered over with a cardboard box and advice sought from an appropriately qualified and experienced ecologist or the British Hedgehog Preservation Society (01584 890 801).

Landscaping informative

Where it is intended to create semi-natural habitats (e.g. hedgerow/tree/shrub/wildflower planting), all species used in the planting proposal should be locally native species of local provenance (Shropshire or surrounding counties). This will conserve and enhance biodiversity by protecting the local floristic gene pool and preventing the spread of non-native species.

6. It is recommended that the applicant investigate ways of incorporating techniques of 'Sustainable Urban Drainage' into this development. These will help to minimise the impact of the development with features such as porous parking, detention ponds, grass swales and infiltration trenches. This will maintain the recharge of groundwater resources, reduce large fluctuations in river flows during rainfall and stop pollutants from road runoff from entering watercourses. Further information can be obtained from the Environment Agency.

7. - Works on, within or abutting the public highway

This planning permission does not authorise the applicant to:

- construct any means of access over the publicly maintained highway (footway or verge) or
- carry out any works within the publicly maintained highway, or
- authorise the laying of private apparatus within the confines of the public highway including any a new utility connection, or
- undertaking the disturbance of ground or structures supporting or abutting the publicly maintained highway

The applicant should in the first instance contact Shropshire Councils Street works team. This link provides further details <https://www.shropshire.gov.uk/street-works/street-works-application-forms/>

Please note: Shropshire Council require at least 3 months notice of the applicant's intention to commence any such works affecting the public highway so that the applicant can be provided with an appropriate licence, permit and/or approved specification for the works together and a list of approved contractors, as required.

- Mud on highway

The applicant is responsible for keeping the highway free from any mud or other material emanating from the application site or any works pertaining thereto.

-