

Non-Householder Application - Validation Considerations - Warwickshire County Council Ecological Services April 2015

It is an offence to kill, injure, disturb or destroy European Protected Species and nationally protected species and their places of shelter or protection - whether or not planning permission is

This validation checklist should only be applied if there are no known records of presence of protected species within the planning application. If this is the case then WCC Ecological Services

Ecological Surveys should be undertaken by appropriately qualified ecological consultants. A list of such consultants can be found via the CIEEM directory at www.cieem.net

This document is indicative and DOES NOT cover all eventualities, if unsure, please contact WCC Ecological Services

All protected species surveys must be submitted with the planning application and prior to determination

Major Work = Any proposal that will have a significant effect on the appearance and structure of the building (including roofing works)

Dilapidated = Any building which is not fit for human habitation, not waterproof, draughty or in generally poor repair.

Contact Ecology = A protected species survey may still be required, so please contact WCC Ecological Services for further advice **(01926) 418 060**

Designated sites - Any SSSI, LNR, Local Wildlife Site(LWS) or potential LWS or Ecosite.

Preliminary Ecological Appraisal - An initial ecological assessment of the site.

Notes - An advisory note is likely to be added once the application has been fully considered, should permission be granted.

Type of building	Proposal	Factors to consider	Yes/No	Outcome
Bats				
Traditional farm building	Any major works	Is the building dilapidated?	Yes	Contact Ecology
Steel truss or dutch barn	Any major works	Are timbers part of the roof structure?	Yes	Consult Ecology
			No	Bat note
Stable	Any major works	Does the building support a corrugated metal roof with no timbers as part of the roof void?	Yes	Bat Note
			No	Bat survey
Farm House	Works affecting the roof	Is the roof to be converted?	Yes	Bat survey
			No	Contact Ecology
		Will tiles be removed and or will there be an impact to and / or extension to the gable end?	Yes	Bat survey
			No	Contact Ecology
Farm out-houses	Any major works	Does the building have a flat roof with no roofing felt, soffit boxes, hanging tiles and external timber cladding / boarding?	Yes	Bat note
			No	Contact Ecology
		Is the building dilapidated?	Yes	Contact Ecology
Church	Any major roofing or structural works	Will the roofing or stonework be affected?	Yes	Bat survey
	Any lighting of churches or listed buildings	Will walls / towers be lit and good connectivity to woodland and open space?	Yes	Contact Ecology
Industrial premises	Any major roofing or structural works	Does the building have a metal roof?	Yes	Bat note
			No	Contact Ecology
		Does the building have a tiled / slate roof?	Yes	Contact Ecology
			No	Bat note
Other (e.g. village hall or school)	Any major works	Is the structure pre-fabricated with a flat roof and no roofing felt present?	Yes	Bat note
			No	See next question
		Is the structure stone and or brick-built with a tiled / slate roof with or without external hanging tiles?	Yes	Bat survey
			No	Contact Ecology
		Does the building have external timber cladding?	Yes	Contact Ecology
Type of Feature	Proposal	Factors to consider	Yes/No	Outcome
Wall	Demolition or major works	Is it stone / brick built?	Yes	Contact Ecology
Trees	Felling and pruning operations	Are there mature broadleaved trees (dead or alive) on site that will be affected?	Yes	Contact Ecology
Great Crested Newt	Works within the ownership boundary	Q1 - Is there a pond within the ownership boundary?	Yes	See Q2
			No	See Q4
		Q2 - Are there fish in the pond and no known GCN records in the area?	Yes	GCN note
			No	See Q3
		Q3 - Will the existing building footprint increase?	Yes	GCN survey
			No	Contact Ecology
		Q4 - Is there a pond within 250M of the application area?	Yes	Contact Ecology
Reptiles	Works within the ownership boundary	Are there allotments within 100m?	yes	Contact Ecology
		Is there a water-course or standing water within 100m?	Yes	Contact Ecology
		Are there records of reptiles within 100m	Yes	Contact Ecology
		Does the site support significant areas of waste ground and / or rough grassland	Yes	Contact Ecology
Otter and Water Vole	works close to a water course	Is there a water-course or standing water within 100m?	Yes	Contact Ecology
White Clawed-Crayfish and Notable Fish	works within water	Does the work involve works within a water course?	Yes	Contact Ecology
Badger	Works that may affect a woodland	Is there a woodland within 100m?	Yes	Contact Ecology
		Are there records of badgers within 100m?	Yes	Contact Ecology
Designated Sites	Any major works.	Is the application within or adjacent to a designated site?	Yes	Preliminary Ecological Appraisal
Important Habitats		Does the site support a significant area of grassland or woodland?	Yes	Contact Ecology
		Does the area support a range of habitats, including woodland, hedgerows, grassland, mature trees, streams, rivers, ponds, orchards, disused brownfield sites, etc?	Yes	Contact Ecology