

Officer Liz Anderson – Ecologist

Date 28/05/2026

Ref: 26/01115/PNQ

Att: Vicki Wood

Land Located To The Southwest Of Deadman's Hill, Gannock Road, Sandon

Prior Approval Class Q Agric to Dwelling : Change of use of an agricultural barn to one dwelling to include alterations to fenestration and provision of two parking spaces.

Consultee comments;

Thank you for consulting me, having looked at the submitted documents I would have no ecological objection to the proposal.

It is understood from the material change ecology report dated March 2026 that previous bat survey outcomes were likely unchanged with no presence of bats recorded. However, the applicant is advised during the proposed works to the buildings, should bats or evidence of roosting bats be found, works to the buildings should cease immediately and Natural England be contacted for advice.

The presence of Barn owls in the building was also identified and the PEA advises installation of a barn owl nest box on a suitable mature tree or pole on the wider site. The box must be installed a minimum of 30 days prior to works on B1. The following condition should be applied.

Prior to the commencement of the development hereby permitted details of the design and location of a barn owl box to be located within the vicinity of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and permanently provided and maintained for the lifetime of the development.

Swallows were noted to be using the barn and the covering letter acknowledges that swallow cup boxes will be fitted to compensate for lost nesting opportunities which is welcomed.