

Armstrong Ecology Ltd
Delph Way, Green Moor
Ecological Appraisal
March 2023

Client:	Alex Barrett
Site:	Delph Mews, Green Moor
Report title:	Ecological Appraisal Report
Surveyor and report author:	Brian Armstrong
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Status:	Final, supersedes version dated 29/08/22
Summary of amendments from previous version	Integrated bat boxes and bee bricks added to Table 1 and Appendix 3. Text with respect to lighting added to Table 1. Appendix 2 and 3 updated with final rather than indicative plan. Text added to and preceding Table 1 to confirm/reflect clients commitment to the measures set out.
Reference:	2022-022

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The content of this report does not constitute legal opinion, where observations are made relating to structures and trees these relate solely to ecology and do not constitute structural or arboricultural advice.

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1. Introduction

Site location and context

- 1.1 The site consists of land at Delph Mews, Green Moor as shown in Appendix 1, Figure 1 and Photographs 1 and 2. The OS grid reference for the centre of the site is SK 28253 99423.
- 1.2 Residential properties, Delph Mews and a footpath lie to the west of the site, grassed fields lie to the north and east of the site, broadleaved woodland and grassed fields lie to the south of the site. Green Moor Road lies approximately 35m to the north of the site with broadleaved woodland beyond. In the wider landscape the River Don lies approximately 320m north of the site at its nearest point.

Description of project

- 1.3 Proposals for the site will be subject to a planning application to Barnsley Metropolitan Borough Council and include:
- The construction of a single dwelling as illustrated in the indicative plans in Appendix 2.
 - The dwelling will incorporate a green roof to assist with its screening from the footpath that runs to the west of the site.

Role of Armstrong Ecology Ltd

- 1.4 Armstrong Ecology Ltd was commissioned in July 2022 to undertake an ecological appraisal of the site including:
- A desk study.
 - A Phase 1 habitat survey.
 - An assessment of the potential impacts on protected and notable species in respect of the proposed development.
 - Formulation of reasonable and proportionate measures in the context of the proposals to contribute to the retention and enhancement of ecological interest.
- 1.5 The methods, results and recommendations of the ecology appraisal are set out in this report.

2. Methods

Desk study

- 2.1 Barnsley Biological Records Centre (BBRC) was contacted to provide records of non-statutory sites of nature conservation interest and protected and notable species for a 2km radius from the centre of the site. These records were received on the 27th of July 2022.
- 2.2 The Multi Agency Geographic Information for the Countryside (MAGIC)¹ website (accessed 28/07/22) was reviewed to search for:
- Statutory sites of nature conservation interest within a 2km radius of the site and to review relevant impact risk zones for Sites of Special Scientific Interest (SSSI).
 - Records of European Protected Species Licences, for bats and great crested newt *Triturus cristatus* within a 2km radius from the site.
 - Records of great crested newt associated with great crested newt class licence returns and eDNA pond surveys for district level licencing within a 2km radius from the site.
- 2.3 Online aerial photographs and mapping (Bing Maps accessed 28/07/22) were also reviewed to inform the appraisal of the site, its context and to determine the presence of off-site ponds within 250m.

Field survey

- 2.4 The field survey was undertaken on the 14th of August 2022 between 15:00 and 16:00 hrs by ecological consultant Brian Armstrong MCIEEM, who holds Natural England scientific survey licences for bats (Level 2 Class Licence No. 2015-11298-CLS-CLS) and great crested newt (Level 1 Class Licence No. 2015-17522-CLS-CLS). A summary of Brian's experience can be found at: www.linkedin.com/in/brian-armstrong-05562226/?originalSubdomain=uk. The weather during the survey was clear and dry.
- 2.5 The habitats within the site were mapped and described using the Phase 1 Habitat Survey methodology (JNCC, 2010), and searched for the presence of invasive non-native plants, such as Japanese knotweed *Fallopia japonica* and Himalayan balsam *Impatiens glandulifera*.
- 2.6 A ground level assessment was undertaken of the tree within the site with reference to the Bat Conservation Trust guidance (Collins. 2016), for its potential to support roosting bats.
- 2.7 Evidence of badger *Meles meles* (such as setts, feeding remains, dung pits, hairs and tracks) was searched for and habitats within the site were assessed for their potential to support great crested newt, reptiles and nesting birds.

Limitations

- 2.8 There are not considered to be any limitations to the survey work carried out.

¹ www.magic.defra.gov.uk

3. Results and Interpretation

- 3.1 Habitats within the site are shown in Figure 1 in Section 6. Photographs can be found in Section 7.

Statutory sites of nature conservation interest

- 3.2 Two statutory sites of nature conservation interest are present within 2km of the site. These are:
- Wharncliffe Heath Local Nature Reserve located 1800m south east of the site at its nearest point.
 - Wharncliffe Craggs SSSI located 1900m south east of the site at its nearest point.
- 3.3 A review of the SSSI impact risk zone relevant to the site did not identify the proposed development as being of a type likely to give rise to an impact on SSSI.
- 3.4 Given the above, the proposed development, which is confined to the site, is not anticipated to pose a risk to statutory sites of nature conservation interest due to their distance from the site and the character/scale of development proposed. Statutory sites of nature conservation interest are therefore not considered further in this report.

Non-statutory sites of nature conservation interest

- 3.5 Twelve Local Wildlife Sites (LWS) are present within 2km of the centre of the site. The closest of these is Hunshelf Bank LWS which lies approximately 530m south of the site at its nearest point. The remainder of the non-statutory sites of nature conservation interest are 650m or more from the site.
- 3.6 The proposed development, which is confined to the site, is not anticipated to pose a risk to non-statutory sites of nature conservation interest due to their distance from the site and the character/scale of development proposed. Non-statutory sites of nature conservation interest are therefore not considered further in this report.

Habitats

- 3.7 The site (Photographs 1 and 2) is bounded by stone walls and includes amenity grassland (Photograph 3), dense scrub, tall ruderal habitats (Photograph 4) and predominantly bare ground (Photographs 5 and 6) as shown in Figure 1. Piles of cut woody material are present at the locations marked by Target Note 1 (Photograph 7). A single willow tree *Salix* sp. is present at the north end of the site (Photograph 5). Scattered scrub is present within the tall ruderal habitat.
- 3.8 Species associated with the amenity grassland include perennial rye-grass *Lolium perenne*, Yorkshire fog *Holcus lanatus*, fescue *Festuca* sp., white clover *Trifolium repens*, ragwort *Senecio jacobaea*, broad-leaved dock *Rumex obtusifolius*, ribwort plantain *Plantago lanceolata* creeping buttercup *Ranunculus repens*, greater plantain *Plantago major* dandelion *Taraxacum officinale* agg. and scentless mayweed *Tripleurospermum inodorum*.
- 3.9 Species associated with the tall ruderal habitat include rosebay willowherb *Chamerion angustifolium*, creeping thistle *Cirsium arvense*, ragwort *Senecio jacobaea*, groundsel *Senecio vulgaris*, smooth sow-thistle *Sonchus oleraceus*, false oat-grass *Arrhenatherum elatius*, Yorkshire fog, garlic mustard *Alliaria petiolata*, cleavers *Galium aparine*, common nettle *Urtica dioica*, hogweed *Heracleum sphondylium*, cow parsley *Anthriscus sylvestris* and foxglove *Digitalis purpurea*.

- 3.10 Ivy *Hedera helix* was recorded in association with boundary walls.
- 3.11 Scrub species recorded included willow *Salix sp.*, ash *Fraxinus excelsior*, rowan *Sorbus aucuparia*, dogwood *Cornus sanguinea*, bramble *Rubus fruticosus* agg., silver birch *Betula pendula*, and raspberry *Rubus idaeus*.
- 3.12 No Japanese knotweed or Himalayan balsam were recorded during the survey.

Protected species

Bats

- 3.13 One European Protected Species Licence for bats is recorded within 2km of the site on the MAGIC website. This is for damage to a resting/non-breeding site for whiskered *Myotis mystacinus* and Brandt's *Myotis brandtii* approximately 1400m south of the site between 2018 and 2023.
- 3.14 BBRC returned 162 records for bats within 2km of the centre of the site dating between 1984 and 2020. These were for brown long-eared (11), common pipistrelle (52), soprano pipistrelle (15), pipistrelle *Pipistrellus sp.* (20), noctule *Nyctalus noctula* (12), Leisler's *Nyctalus leisleri* (2), noctule *Nyctalus sp.* (2), natterer's *Myotis nattereri* (3), whiskered *Myotis mystacinus* (2), Daubenton's *Myotis daubentoni* (24) and unidentified bat species (19). None of the records relates to the site.
- 3.15 No potential bat roosting features were recorded in the tree at the north end of the site. The possible presence of bat roosting is therefore not considered further in this report.

Great crested newt

- 3.16 No European Protected Species Licences for great crested newt are recorded within 2km of the site on the MAGIC.gov website.
- 3.17 No great crested newt records associated with class licence returns or eDNA pond surveys for district level licencing are recorded within 2km of the site on the MAGIC website.
- 3.18 BBRC returned no records for great crested newt within 2km of the centre of the site.
- 3.19 No ponds are present within the site.
- 3.20 A review of online aerial photographs and mapping identified a single pond 230m north west of the site. This is on the opposite side of Green Moor Road and adjoins extensive broadleaved woodland, which is considered to provide suitable terrestrial habitat for great crested newt.
- 3.21 Where suitable habitat is present, great crested newts typically occur at highest densities close to breeding ponds (i.e., within 50m); very few occur at greater distances (Cresswell & Whitworth, 2004).
- 3.22 On the above basis great crested newt is not considered to be reasonably likely to be present within the site/affected by development. This species is therefore not considered further in this report.

Birds

- 3.23 BBRC returned 2688 bird records within 2km of the centre of the site dated between 1975 and 2022. The grid reference for one of the records overlaps with the site, this is for Tree Sparrow *Passer montanus* dating from 2020.
- 3.24 The records returned by BBRC included those for house sparrow *Passer domesticus* (38) and starling *Sturnus vulgaris* (30). Nesting by these species is closely associated with buildings, therefore while these species are not considered relevant to consideration of existing bird nesting within the existing site, they are considered relevant to enhancements set out in the next section of this report.
- 3.25 Opportunities for nesting birds within the site are primarily associated with the tree, stone walls, scrub and piles of cut woody material.

Reptiles

- 3.26 BBRC returned 16 records for reptiles within 2km of the centre of the site. These were all for grass snake *Natrix natrix/Natrix helvetica* dating between 1993 and 2021. None of the records relates to the site. The closest record to the site is approximately 140m west of the site in the built up area of Green Moor dating from 2020. The remainder of the records are 500m or more from the site.
- 3.27 The habitats within the site are considered to have limited suitability for reptiles due to the degree of shading from the tall ruderal vegetation and trees adjoining the site. The absence of water features such as ponds, which along with associated amphibian populations are a key habitat component for grass snake, is also considered to be an additional limiting factor for grass snake.

Badger

- 3.28 BBRC returned 29 records for badger within 2km of the centre of the site dating between 1972 and 2022. None of the records relate to the site.
- 3.29 No signs of badger were recorded during the field survey. The habitats within the site provide suitable foraging habitat for badger.

Hedgehog

- 3.30 BBRC returned 44 records for hedgehog *Erinaceus europaeus* within 2km of the centre of the site dating between 1980 and 2021. None of the records relate to the site.
- 3.31 The dense scrub and piles of cut woody material within the site are considered to be suitable for hedgehog to shelter.

4. Analysis and Recommendations

Habitats

- 4.1 It is anticipated that the proposed development will result in the disturbance and loss of the habitats within the site. The habitats within the site do not conform to a definition of habitats of principal importance/priority habitat type (Brigg 2011). They are assessed to be of relatively low ecological value and are considered to be widespread and common habitat types. No mitigation is considered necessary in respect of potential disturbance/damage or loss of these habitats. The potential value of these habitats for protected species is considered separately below.
- 4.2 It is anticipated that it will not be possible to retain the willow tree at the north end of the site. It is recommended that replacement planting is undertaken as described in Table 1 below.

Protected species and planning: context for analysis and recommendations

- 4.3 Paragraph 98 of Government Circular 06/2005 advises that:

“The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat...”

- 4.4 Paragraph 99 of Government Circular 06/2005 advises that:

“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.

The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.

However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development...”

Birds

- 4.5 All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs.
- 4.6 As a guide, the bird nesting season is generally between March and August inclusive, however dates can vary depending on species and prevailing weather conditions.
- 4.7 Opportunities for nesting birds within the site are primarily associated with the tree, stone walls, scrub and piles of cut woody material. It is therefore recommended that any work to these should take place outside of the bird nesting season to avoid an impact on active nests and any eggs, chicks or adult birds. Should any nesting birds be discovered during works undertaken outside of the bird nesting season, work should stop, and advice should be sought from a suitably qualified ecologist with respect to how to proceed.

- 4.8 If work to the tree, stone walls, scrub and piles of cut woody material has to take place during the bird nesting season it is recommended that the relevant features should be surveyed for the presence of active bird nests by a suitably qualified ecologist before work is carried out². Should active bird nests be present, work in the area of the nests would need to be delayed until nesting activity has ceased.
- 4.9 The inclusion of bird nesting features as part of the development, as described below, will contribute to the retention and enhancement of the nesting resource available for birds including those whose nesting requirements are more closely associated with buildings such as house sparrow and starling.

Reptiles

- 4.10 All native reptiles are protected under the Wildlife and Countryside Act 1981 (as amended) against intentional killing or injury and against sale. In addition, all native reptiles are Species of Principal Importance under the provisions of the NERC Act 2006.
- 4.11 The site is small in size (approx. 0.046ha). Of the 16 records for grass snake that were returned by BBRC, one is 140m west of the site, the remaining records are 500m more from the site. The habitats within the site are considered to have limited suitability for reptiles due to shading. The absence of water features, such as ponds, is also considered to be a limiting factor for grass snake.
- 4.12 Given the above, precautionary working practices are considered to be a reasonable and proportionate approach to the low risk of reptiles being present. The following approach is recommended:
- Any cutting of vegetation taking place either in weather below 5 °C (when reptiles are unlikely to be present within this type of habitat) or otherwise for vegetation to be gradually reduced in height.
 - The removal of the piles of cut material, or work to stone walls in weather above 10 °C (when reptiles in general are likely to be active).
 - Should any reptiles be encountered during the course of the works, work should stop and advice should be sought from a suitably qualified ecologist with respect to how to proceed.
- 4.13 With the incorporation of precautionary working practices, it is considered unlikely that there will be an adverse impact on reptiles as a result of the proposed development.

Badgers

- 4.14 Badgers are protected under the Protection of Badgers Act 1992 (as amended). This makes it an offence to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so; or to intentionally or recklessly interfere with a sett. Sett interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it. A badger sett is defined in the legislation as “a structure or place, which displays signs indicating current use by a badger.”
- 4.15 No evidence of badgers was recorded during the survey, though the data received from BBRC suggests that badgers are present in the local area. Precautionary working

² The duration before which a resurvey is required, typically between 24 and 48 hours, will be defined by the suitably qualified ecologist depending on the time of year, prevailing weather conditions and bird activity recorded.

practices are therefore recommended. These should include trenches not being left open over night or alternatively an earth ramp being incorporated at one end to allow badgers to escape from trenches. With the incorporation of precautionary working practices, it is considered unlikely that there will be an adverse impact on badger as a result of the proposed works.

Hedgehog

- 4.16 Hedgehog is listed as Species of Principal Importance under the provisions of the NERC Act 2006.
- 4.17 Suitable habitat for hedgehog is present within the site and the data received from BBRC suggests that hedgehog can be expected to occur in the local area.
- 4.18 It is recommended that precautionary measures for hedgehog should be followed during any work to the dense scrub and piles of cut material within the site. It is recommended that these are subject to gradual reduction in height or turning (in the case of piles of cut material) prior to removal.
- 4.19 Should any hedgehogs be encountered during the course of the implementation of the proposed development, work should stop in the immediate area and the animal allowed to relocate itself outside of the working area. If the animal fails to relocate itself, advice should be sought from a suitably qualified ecologist with respect to how to proceed.

Proposed measures for the retention and enhancement of the ecological interest of the site

- 4.20 The proposed measures set out in Table 1 and shown in Appendices 2 and 3 are considered to be reasonable and proportionate measures, relevant to the proposed development, to retain and enhance ecological interest within the site in order to comply with Paragraph 174 of the National Planning Policy Framework (NPPF) (2021).
- 4.21 Client/project team liaison was undertaken with respect to the biodiversity measures set out in Table 1 and Appendices 2 and 3. This included a commitment to the delivery of the measures and an indication of willingness for these to be secured by a planning condition (Pers. Comm. Charlotte Stainton, Stainton Planning, 02/02/23 and Alex Barrett, 06/02/23).

Table 1: Proposed measures for the retention and enhancement of the ecological interest of the site

Measure	Description
Bird boxes ³	Two swift <i>Apus apus</i> nest boxes ⁴ will be incorporated into the building elevation as shown in Appendix 3 prior to the completion of development. These boxes are also suitable to be used by starling and house sparrow. If required, stone facings that retain the entrance can be used to blend the box with the surrounding wall.

³ Bird and bat boxes should be erected in safe locations that are suitable and accessible for future monitoring purposes. Please note in respect of the Construction Design and Management Regulations 2015, that while Armstrong Ecology Ltd can advise on suitable ecological locations for bird and bat boxes (for example via liaison with a site manager) we cannot instruct personnel in their fixing or erection.

⁴ Such as www.nhbs.com/woodstone-build-in-swift-nest-box-deep or www.nhbs.com/woodstone-swift-nest-box or equivalent.

Measure	Description
Bat boxes	Two bat boxes ⁵ will be incorporated into the building elevation as shown in Appendix 3 prior to the completion of development. If required, stone facings that retain the entrance can be used to blend the box with the surrounding wall.
Bee bricks	Two bee bricks ⁶ will be incorporated into the building elevation as shown in Appendix 3 prior to the completion of development.
Hedgerows	Planted on site boundaries as shown in Appendix 3 and will also contribute to screening. Ideally planted as a double staggered row of at least 5 plants per metre however if space does not allow a single row of 3 plants per metre will be used. In order to maximise the screening benefit of the hedgerow it will be planted with Holly <i>Ilex aquifolium</i>, being evergreen, beech <i>Fagus sylvatica</i> and hornbeam <i>Carpinus betulus</i> as they will retain some of their dead leaves over the winter. The use of holly will also complement existing holly that is present immediately beyond the north east site boundary. Hedgerow stock to be used will be bare rooted whips or, for example for holly, as container grown stock (typically in 2 litre pots). Hedgerow trees will be included in the hedging as shown in Appendix 3. Field maple <i>Acer campestre</i>, rowan and crab apple <i>Malus sylvestris</i> will be planted as larger container grown specimens and allowed to grow beyond the top of the hedge line. Planting will be undertaken under frost free conditions in the autumn/winter immediately following the completion of development in the relevant part of the site. Planting will have mulch applied to suppress weed growth and encourage establishment of the hedgerow species. Mulch to be topped up each spring until the hedgerow has become established. Weeding to also take place around the hedgerow planting during the spring and summer as necessary until the planting has become established. Hedgerow planting will be checked for failures 1, 3, 12 and 24 months after planting and replacement planting undertaken as necessary. A hedgerow boundary treatment will also contribute, once established, to the resource available for birds and hedgehog in the local area.

⁵ Such as www.nhbs.com/vivara-pro-build-in-woodstone-bat-box or equivalent.

⁶ Such as <https://www.nhbs.com/bee-brick> or equivalent.

Measure	Description
Green roof ⁷	A green roof will be implemented as shown in Appendix 2. The biodiversity value of the green roof will be maximised by: • Following the guidance/principles set out in publications produced by conservation bodies such as Buglife (www.buglife.org.uk/our-work/living-roof-projects). • The use of subsoils from site excavations rather than topsoil's (subsoils are less nutrient rich and tend to allow wildflowers to establish and not be out-competed by grasses). • The use of an appropriate seed source such as Emorsgate ER1 turf roof mix⁸ and subsequent management in accordance with the seed suppliers instructions.
Lighting	Lighting within the site during construction and occupation of the dwelling will be directed down/into the site and away from/so as not to illuminate the following features: • The bat roosting features described above and shown in Appendix 3. • The new hedgerows shown in Appendix 3. • Adjacent trees and woodland.

4.22 Photographs of the above measures will be supplied to the local planning authority to evidence their implementation.

⁷ Advice is included from an ecological perspective. Appropriate structural advice should be obtained for example with respect to loading and construction requirements.

⁸ www.wildseed.co.uk/product/mixtures/complete-mixtures/special-habitat-mixtures/turf-roof-mixture.

5. References

Badgers Act (1992): <https://www.legislation.gov.uk/ukpga/1992/51/contents>

Bing Maps www.bing.com/maps (Accessed 28th July 2022).

BRIG (ed. Ant Maddock) (2008), (Updated Dec 2011), *UK Biodiversity Action Plan; Priority Habitat Descriptions* http://jncc.defra.gov.uk/PDF/UKBAP_PriorityHabitatDesc-Rev2011.pdf

Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). The Bat Conservation Trust, London: www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-3rd-edition

Conservation of Habitats and Species Regulations (2017):
<http://www.legislation.gov.uk/ukxi/2017/1012/made>

Cresswell, W. & Whitworth, R. (2004) *An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt Triturus cristatus*. English Nature Research Reports Number 576 <http://publications.naturalengland.org.uk/publication/134002>

Government circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their impacts within the Planning System: www.gov.uk/government/publications/biodiversity-and-geological-conservation-circular-06-2005

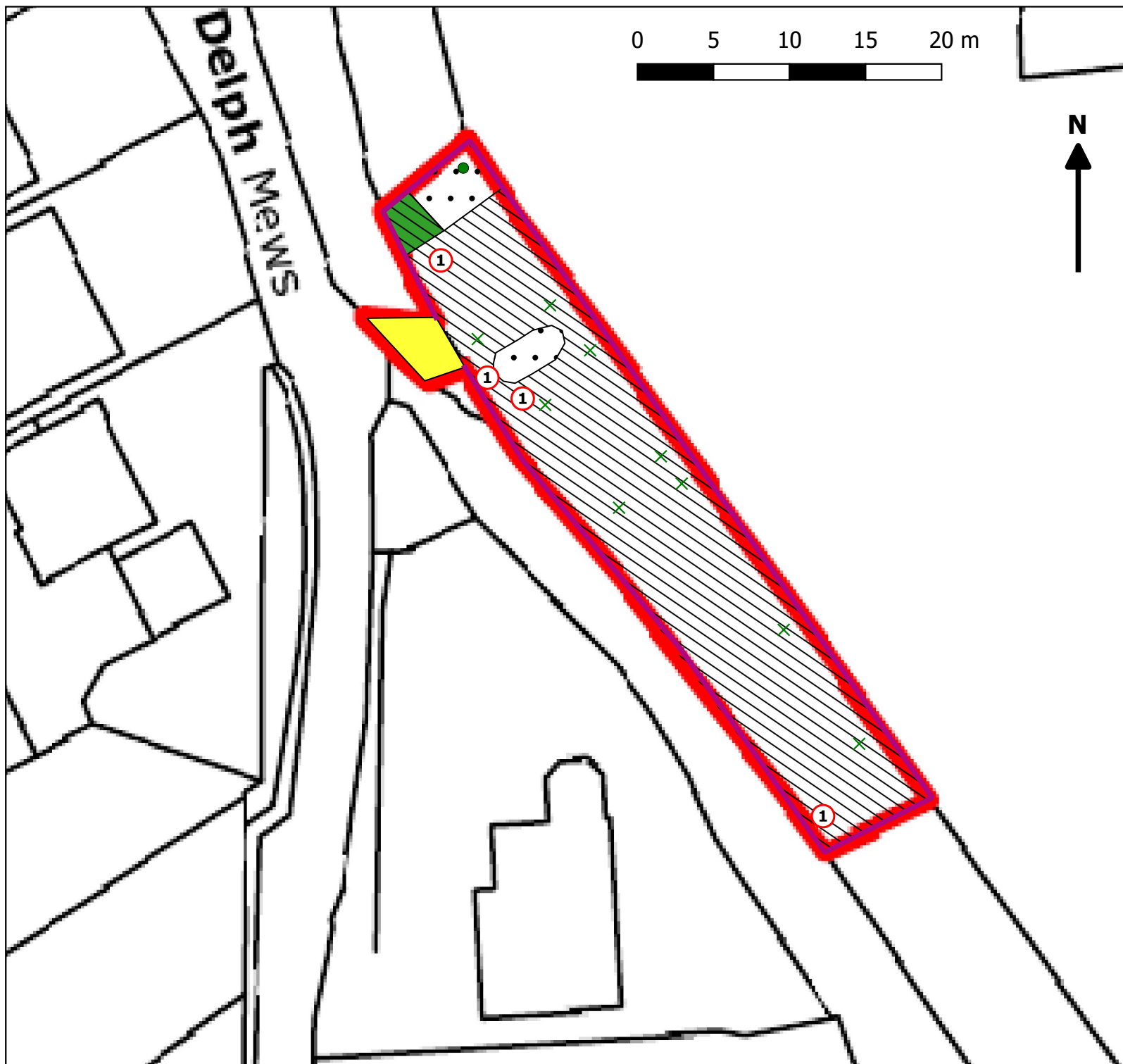
MAGIC www.MAGIC.defra.gov.uk (Accessed 28th July 2022).

Natural Environment and Rural Communities Act (2006): www.legislation.gov.uk/ukpga/2006/16

National Planning Policy Framework (2021): <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Wildlife and Countryside Act (1981): www.legislation.gov.uk/ukpga/1981/69

6. Figures



Legend

- Site boundary
- Wall
- × Scattered scrub
- Broadleaved tree
- 1 Target note
- Scrub - dense/continuous
- Tall ruderal
- Amenity grassland
- •
•
•
 Predominantly bare ground

Armstrong Ecology Ltd

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Site: Delph Mews, Green Moor

Figure 1: Phase 1 habitat survey results plan

Drawn by: Brian Armstrong

Scale: 1:350 @ A4

Date: 17/08/22

Copyright: Armstrong Ecology Ltd

No dimensions are to be scaled from this drawing/measurements are included for indicative purposes only.

Base mapping taken from HEM Architects Site Location Plan dated 22/07/22

7. Photographs

Photograph 1: The site viewed from the north



Photograph 2: The site viewed from the south



Photograph 3: Amenity grassland



Photograph 4: Tall ruderal vegetation



Photograph 5: Predominantly bare ground and willow tree at north end of site



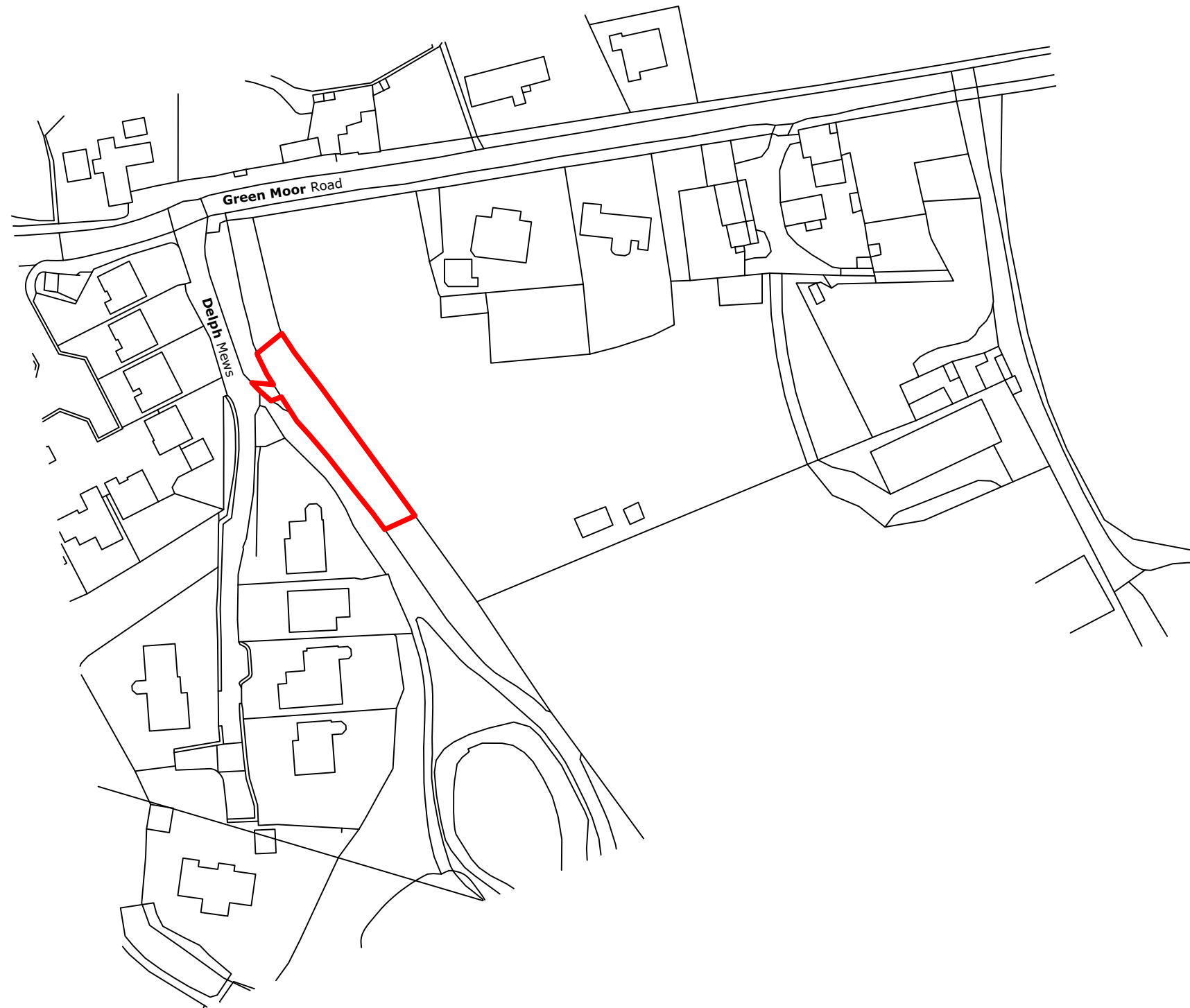
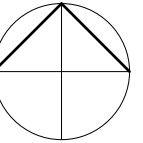
Photograph 6: Predominantly bare ground close to site entrance



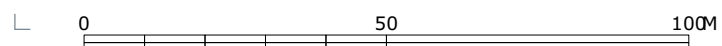
Photograph 7: Pile of cut woody material at north end of site



Appendix 1: Site Location Plan



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ARCHITECTS

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Scale @ A3: 1:1250
Purpose: For Information
Status: S2 **Revision:** P2
Drawn: LDS **Checked:** CT

P2 19/07/22 CT
P1 12/05/22 CT

Green Moor
Site Location Plan

Client: Alex Barrett
Drawing No: PT401-PTA-00-ZZ-DR-A-00001

Red line boundary
Preliminary Issue

This drawing is the copyright of HEM Architects & should not be reproduced in whole or in part without their written permission.
PT401-PTA-00-ZZ-M3-A-00001.vwx

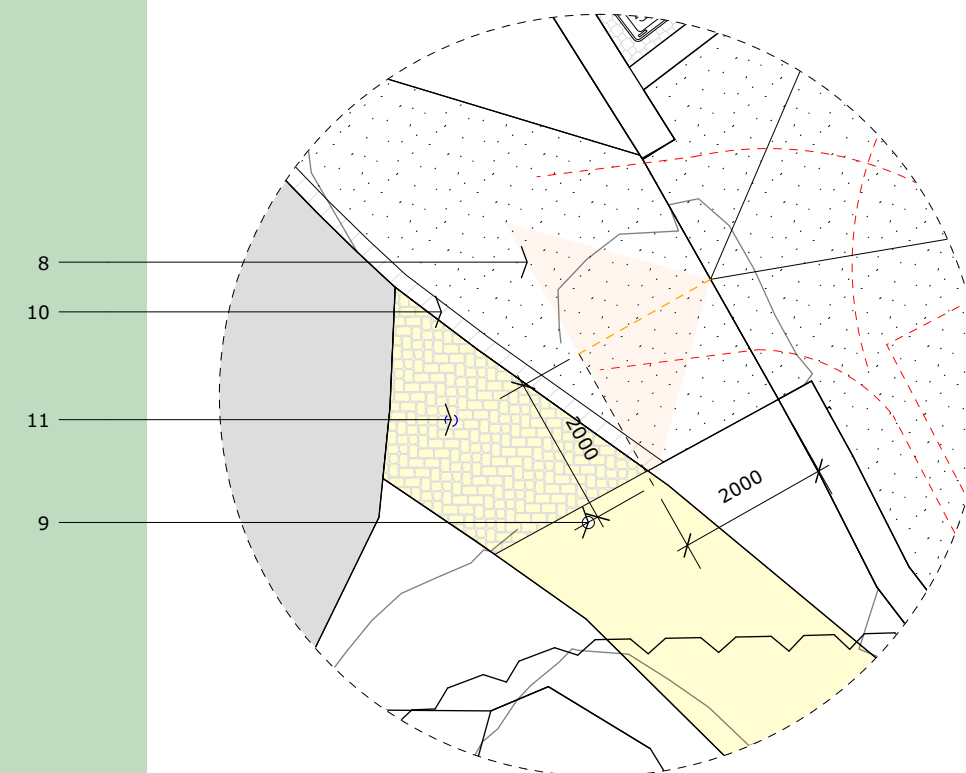
Appendix 2: Proposed Site Plans



Notes

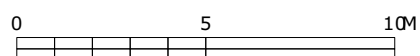
1. proposed garage & plant room containing 1no. car parking space and 1no. bike parking space as minimum
2. solid bound driveway
3. patio/paving
4. garden area
5. parking & turning area
6. max. 1:12 gradient ramp: no surface water to be drained to Public Right of Way [PRoW]
7. stone boundary wall
8. pedestrian intervisibility splay
9. replace existing bollard
10. contrasting texture forming edge to PRoW and road e.g stone setts
11. remove existing bollard

Proposed Surface Finishes (inset @1:100):



Key:

	green roof		patio/paving
	solid bound driveway		stone setts
	Public Right of Way [PRoW]		



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Scale @ A3: 1:200

Purpose: For Information

Status: S2 Revision: P6

Drawn: LDS Checked: CT

P6 08/03/23 LDS
P5 02/08/22 CT

for information
site boundary

Green Moor

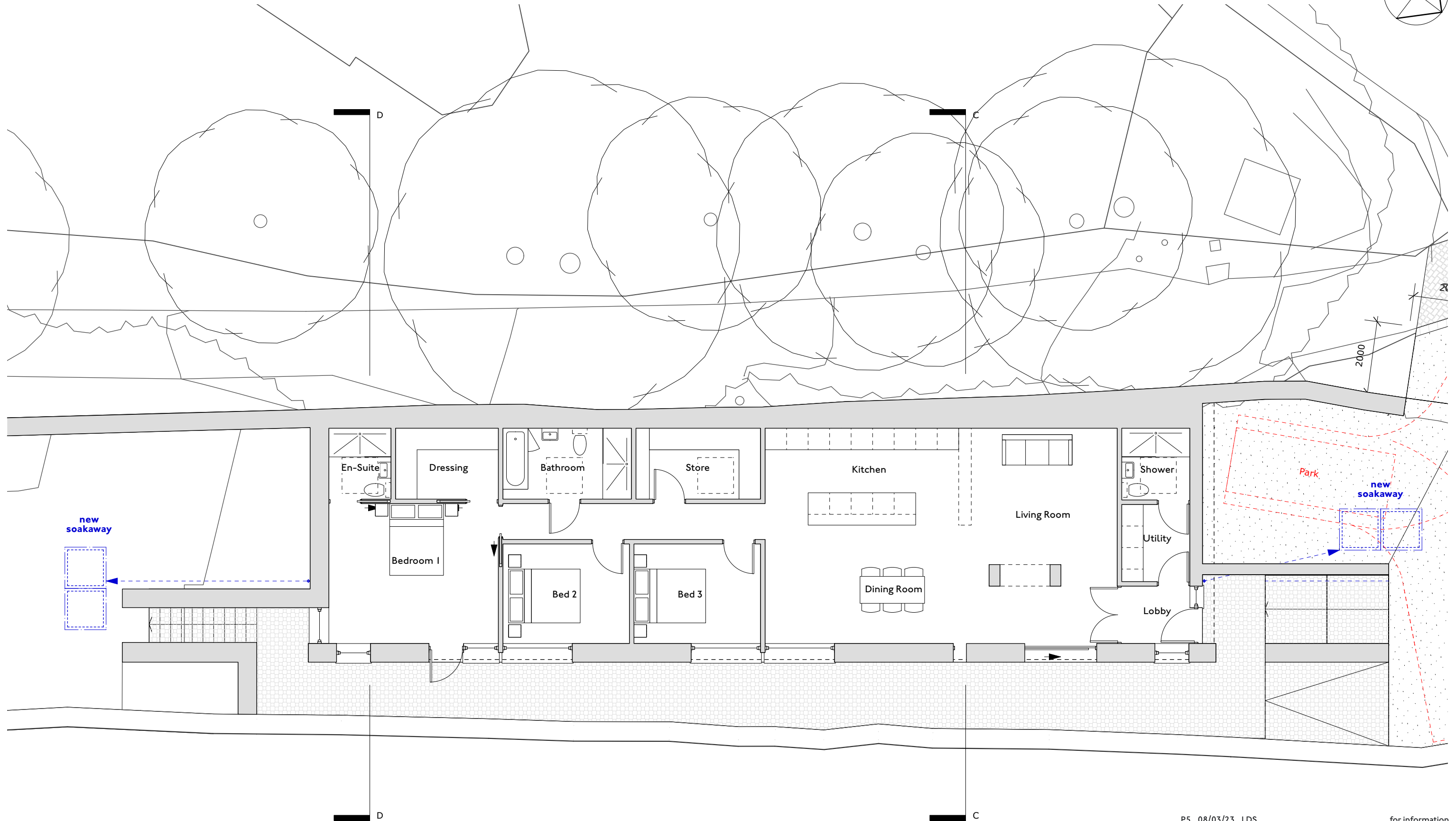
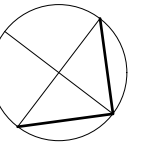
Proposed Site/Block Plan

Client: Alex Barrett

Drawing No: PT401-PTA-00-ZZ-DR-A-00102

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Scale @ A3: 1:100

Purpose: For Information

Status: S2 Revision: P5

Drawn: LDS Checked: CT

P5 08/03/23 LDS
P4 20/07/22 CT

for information
section lines shown

Green Moor

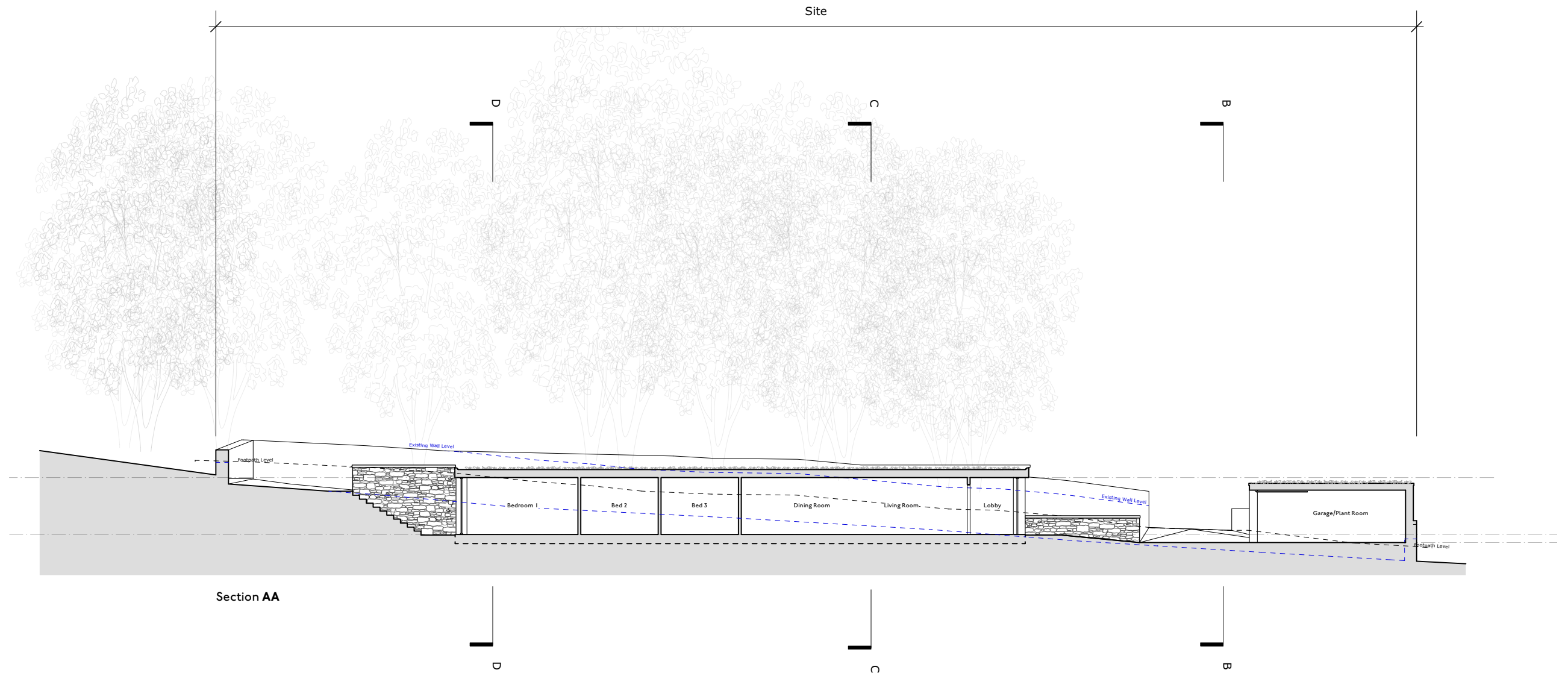
Proposed Floor Plan

Client: Alex Barrett

Drawing No: PT401-PTA-00-ZZ-DR-A-00103

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Section AA

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Scale @ A3: 1:200

Purpose: For Information

Status: S2 **Revision:** P4

Drawn: LDS **Checked:** CT

P4 14/03/23 LDS
P3 29/06/22 LDS

for comment
following client comment

Green Moor

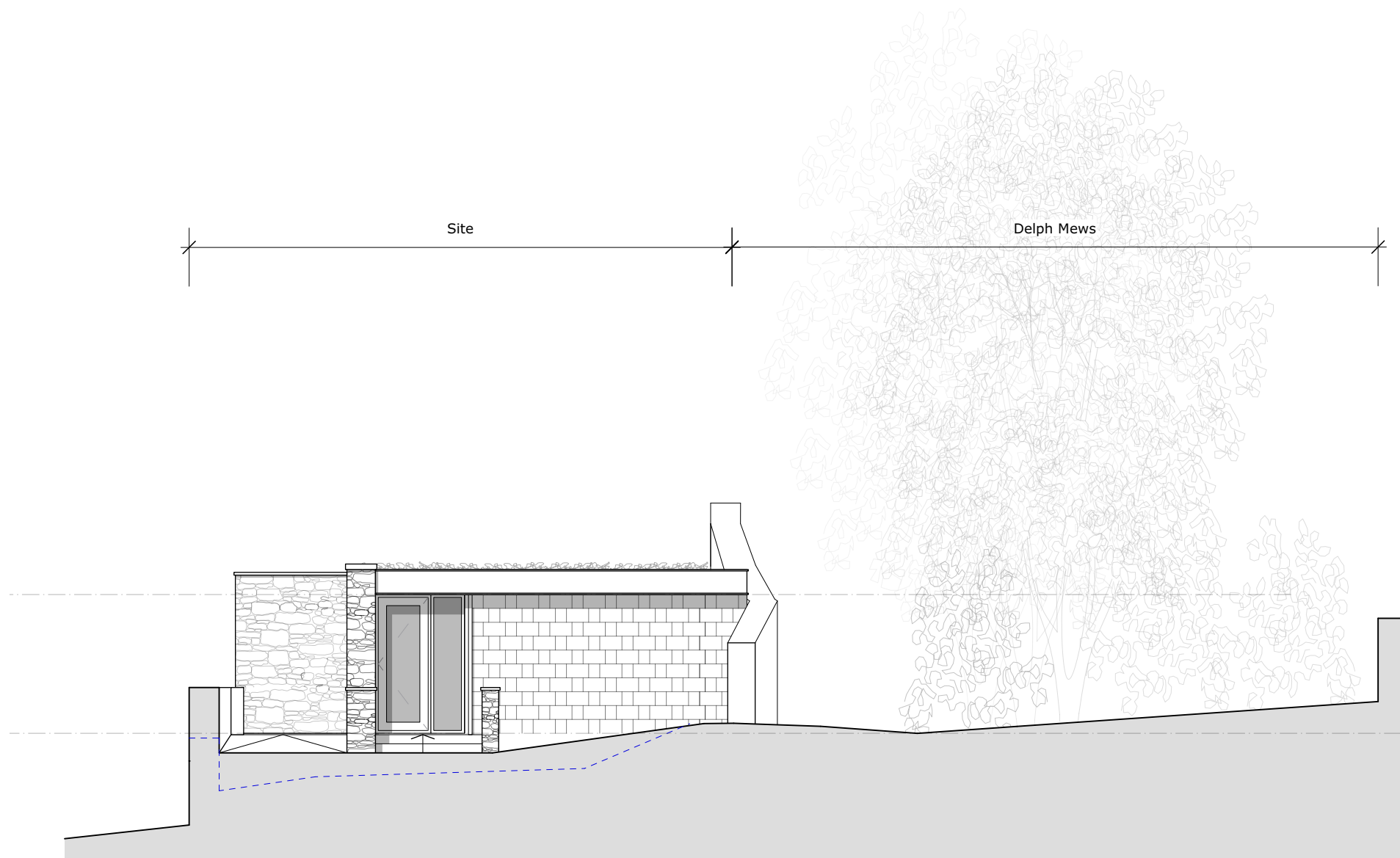
Proposed Section AA

Client: Alex Barrett

Drawing No: PT401-PTA-00-ZZ-DR-A-00110

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Section BB

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Scale @ A3: 1:100

Purpose: For Information

Status: S2 Revision: P4

Drawn: LDS Checked: CT

P4 14/03/23 LDS
P3 29/06/22 CT

for comment
client comments

Green Moor

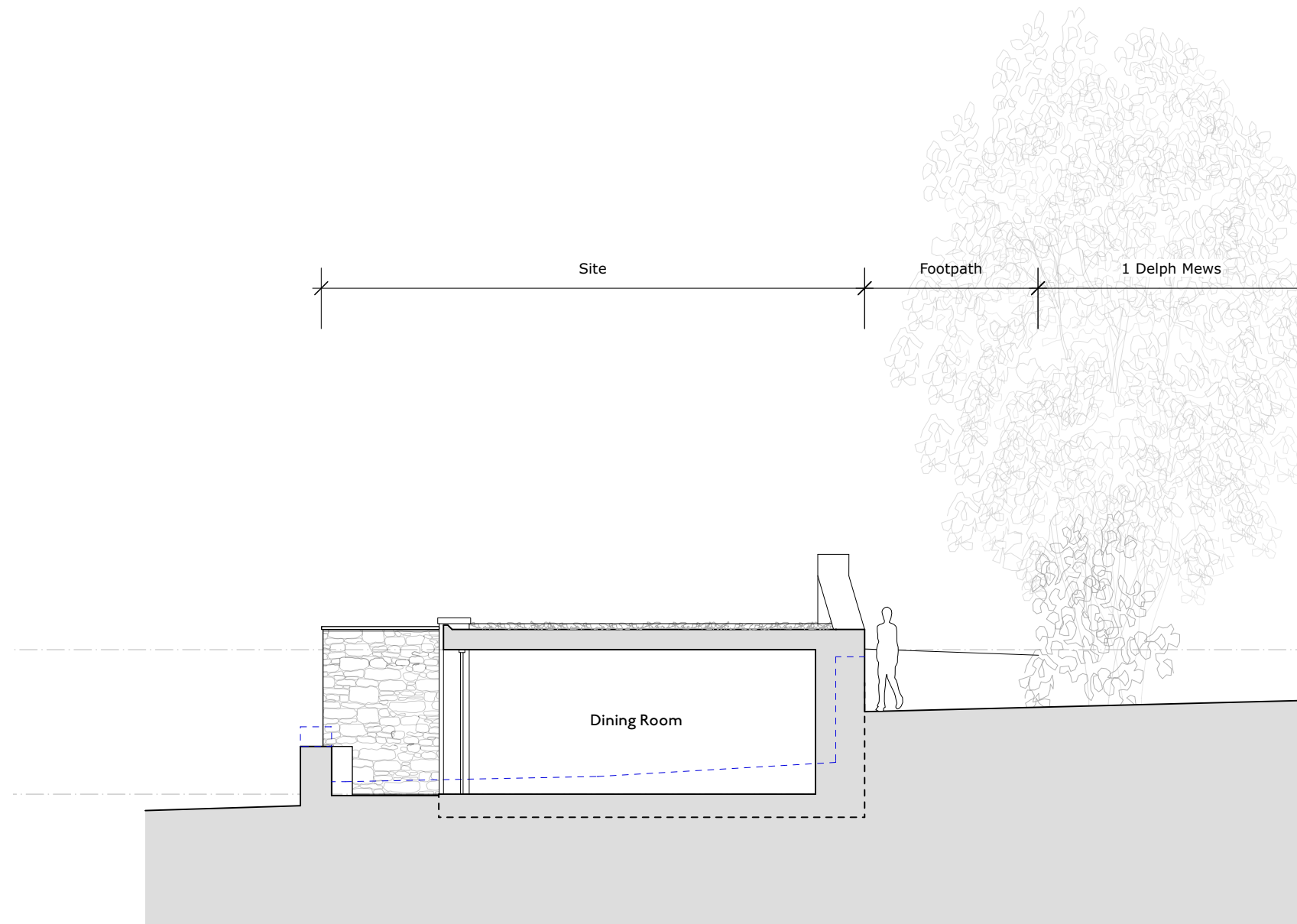
Proposed Section BB

Client: Alex Barrett

Drawing No: PT401-PTA-00-ZZ-DR-A-00111

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Section CC

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Scale @ A3: 1:100

Purpose: For Information

Status: S2 Revision: P4

Drawn: LDS Checked: CT

P4 14/03/23 LDS
P3 29/06/22 CT

for comment
client comments

Green Moor

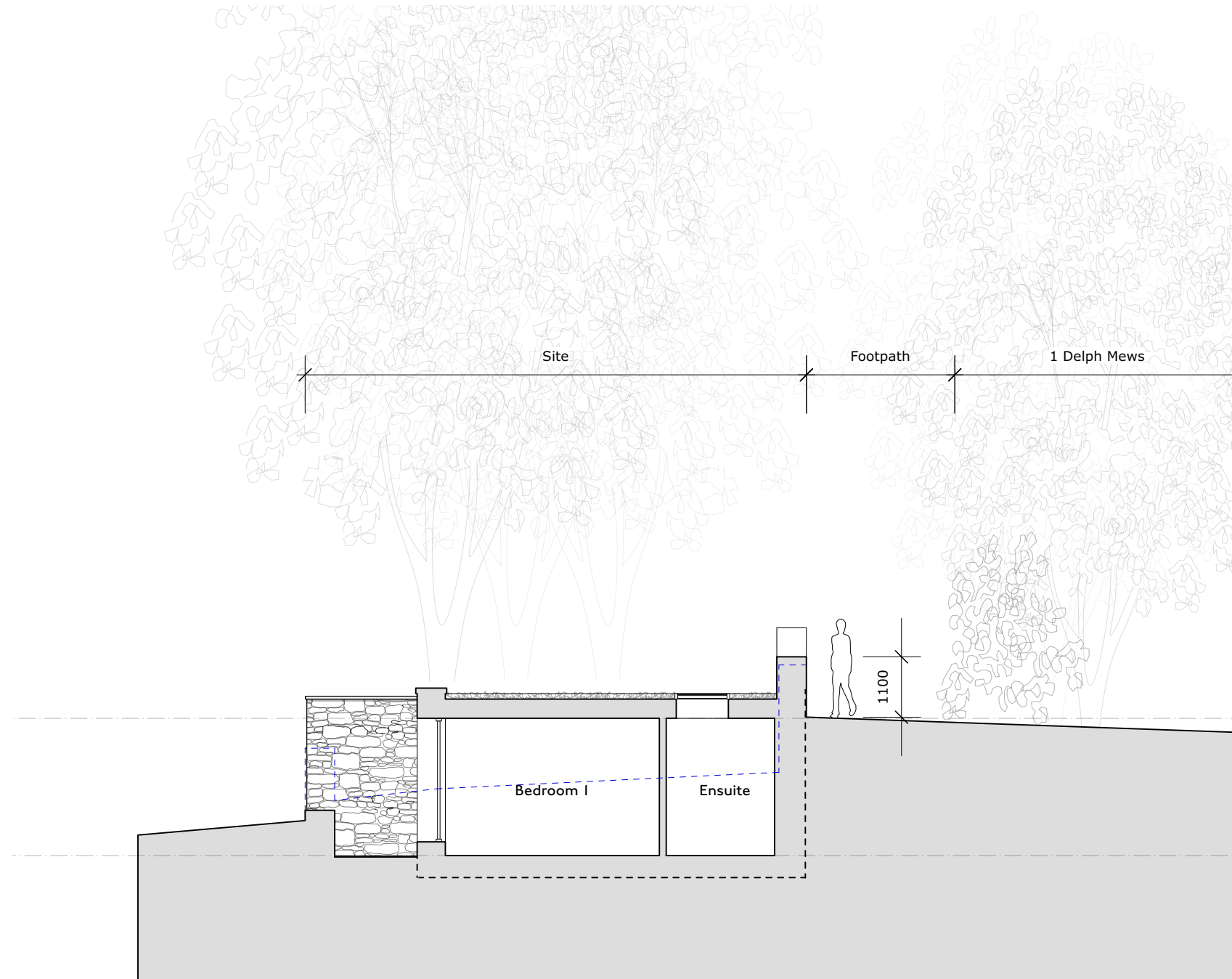
Proposed Section CC

Client: Alex Barrett

Drawing No: PT401-PTA-00-ZZ-DR-A-00112

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Section DD

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Scale @ A3: 1:100

Purpose: For Information

Status: S2 Revision: P5

Drawn: LDS Checked: CT

P5 14/03/23 LDS
P4 20/07/22 CT

for comment
rooflight shown

Green Moor

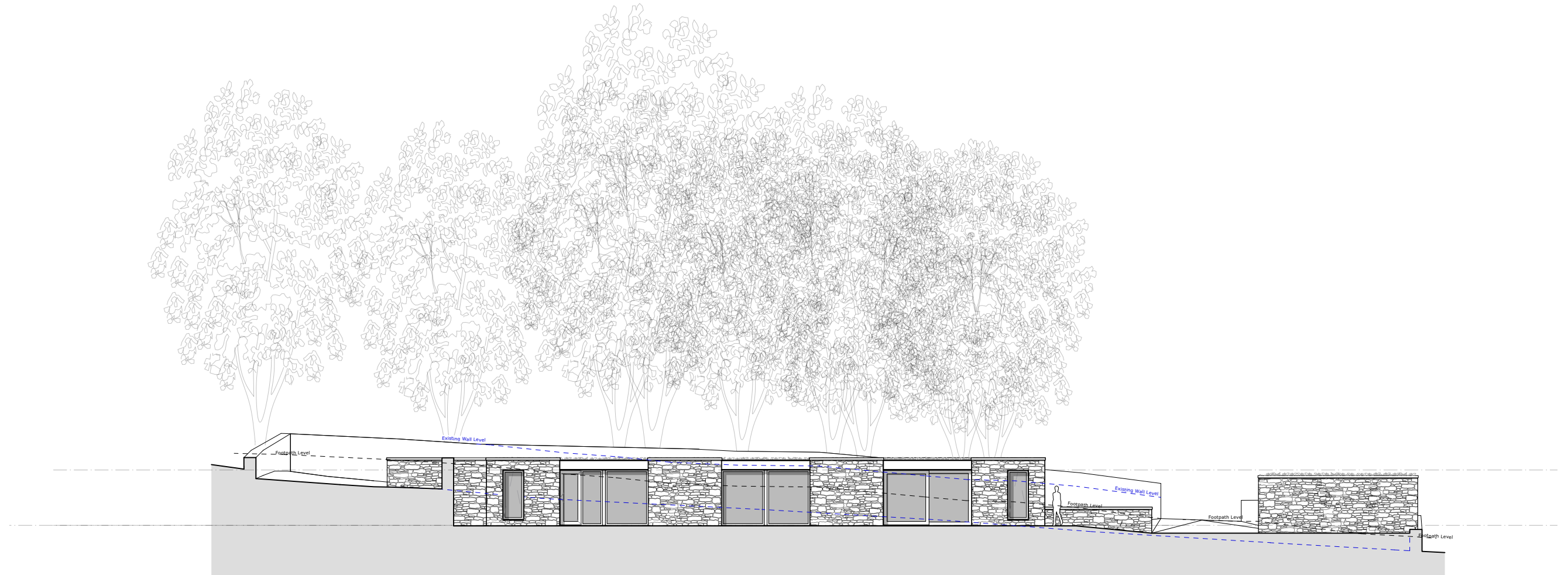
Proposed Section DD

Client: Alex Barrett

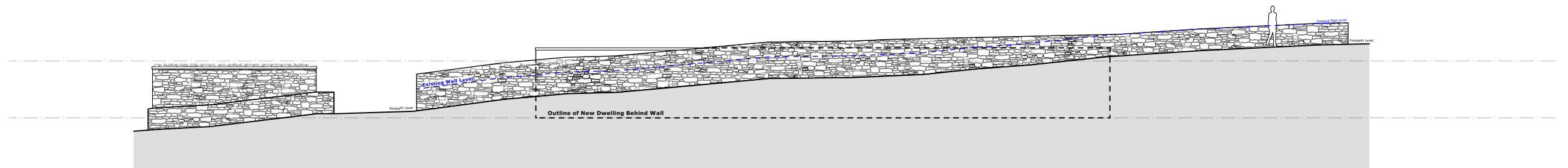
Drawing No: PT401-PTA-00-ZZ-DR-A-00113

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Site Elevation [Facing Dwelling]



Site Elevation [From Delph Mews]

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Scale @ A3: 1:200

Purpose: For Information

Status: S2 Revision: P4

Drawn: LDS Checked: CT

P4 14/03/23 LDS
P3 29/06/22 CT

for comment
client comments

Green Moor

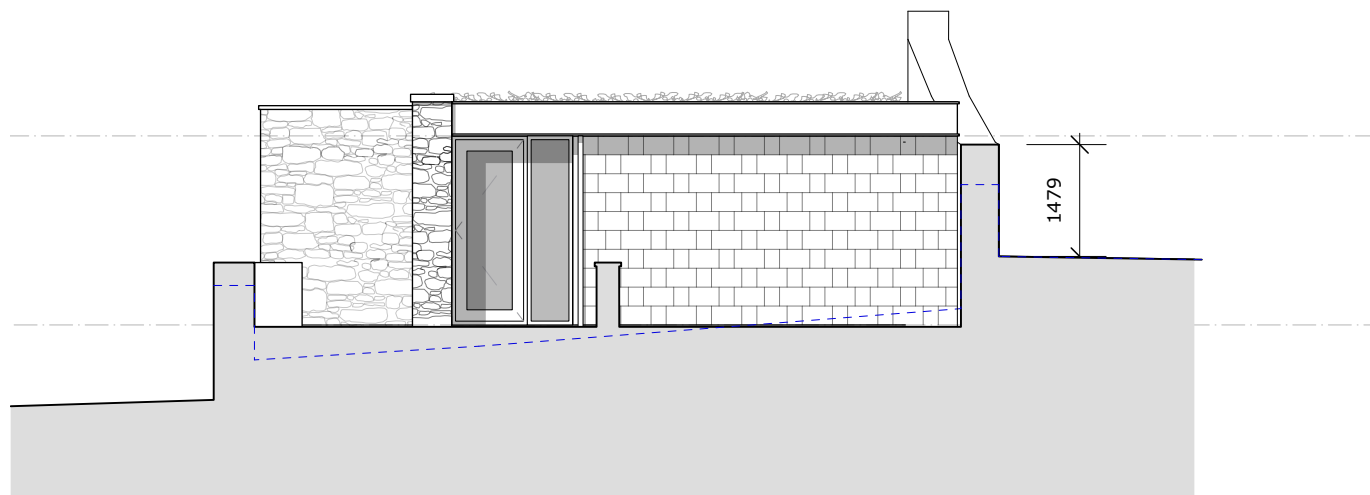
Proposed Elevations 1

Client: Alex Barrett

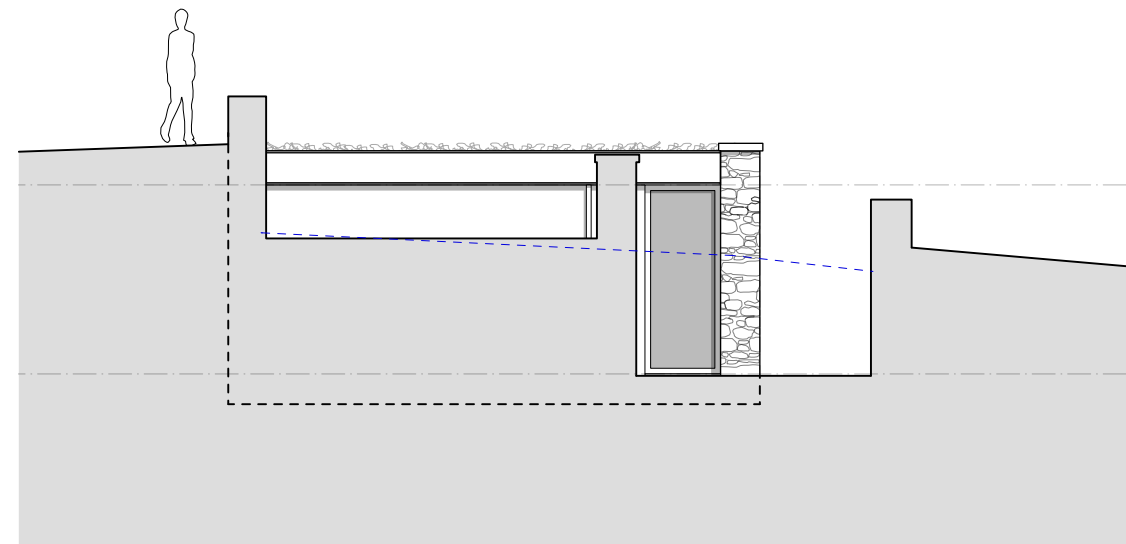
Drawing No: PT401-PTA-00-ZZ-DR-A-00120

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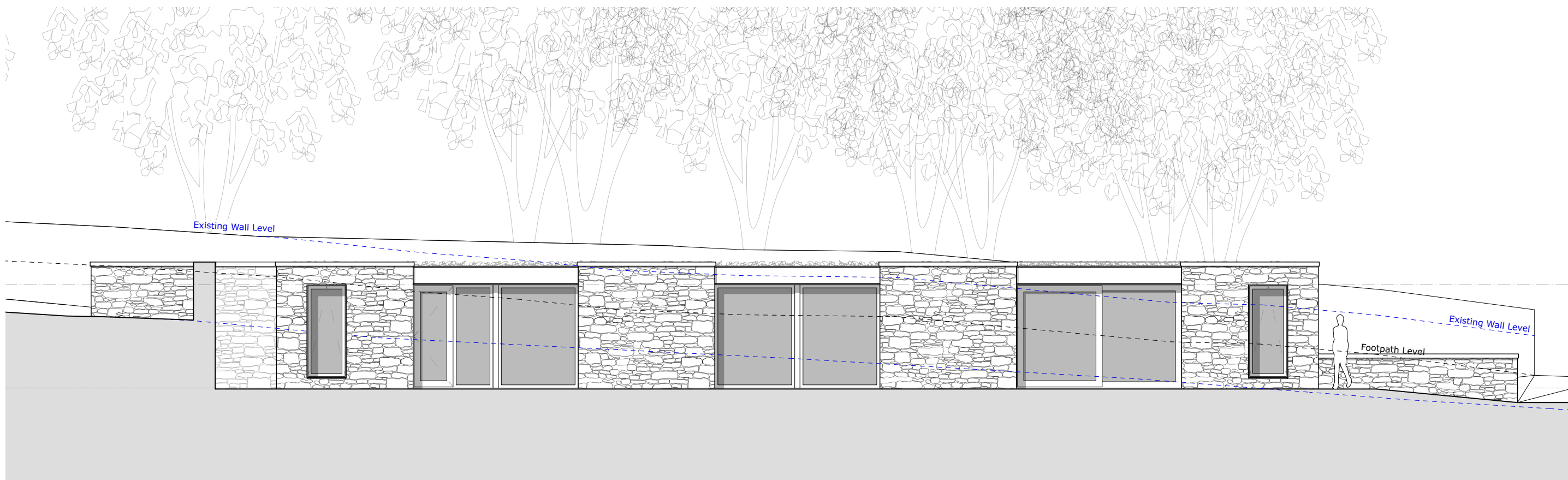
PT401-PTA-00-ZZ-M3-A-00101.vwx



Side Elevation [Entrance]



Side Elevation [Top of Site]



Front Elevation

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Scale @ A3: 1:100

Purpose: For Information

Status: S2 Revision: P4

Drawn: LDS Checked: CT

P4 14/03/23 LDS
P3 29/06/22 CT

for comment
client comments

Green Moor

Proposed Elevations 2

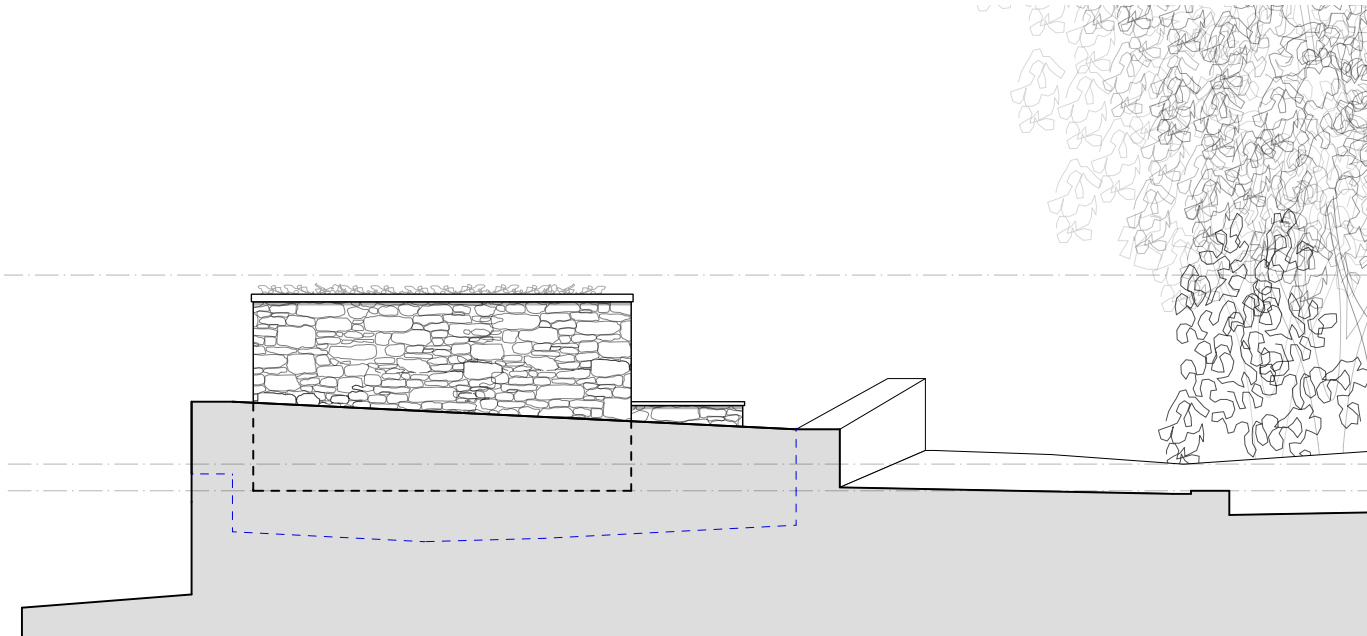
Client: Alex Barrett

Drawing No: PT401-PTA-00-ZZ-DR-A-00121

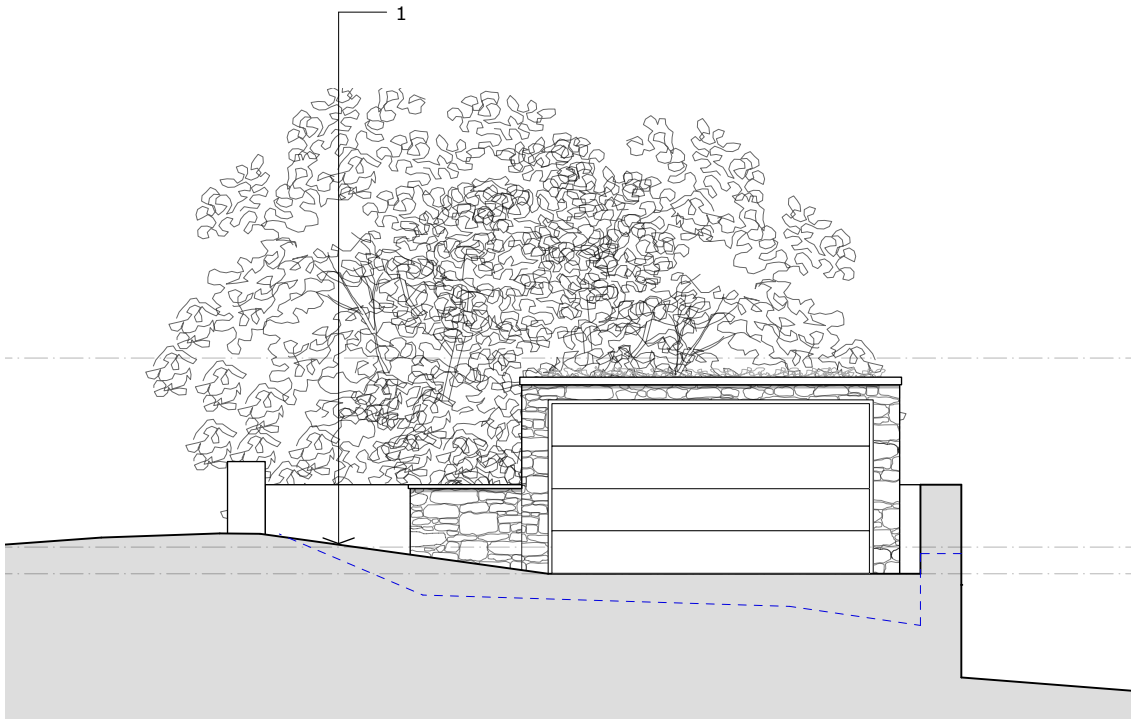
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Notes
1. max. 1:12 gradient ramp



Rear Elevation [Garage]



Front Elevation [Garage]



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Scale @ A3: 1:100
Purpose: For Information
Status: S2 Revision: P2
Drawn: LDS Checked: CT

P2 14/03/23 LDS
PI 29/06/22 CT
for comment
preliminary issue

Green Moor
Proposed Elevations 3

Client: Alex Barrett
Drawing No: PT401-PTA-00-ZZ-DR-A-00122



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Scale @ A3: NTS
Purpose: For Information
Status: S2 **Revision:** P1
Drawn: LDS **Checked:** CT

PI 16/03/23 CT

for planning

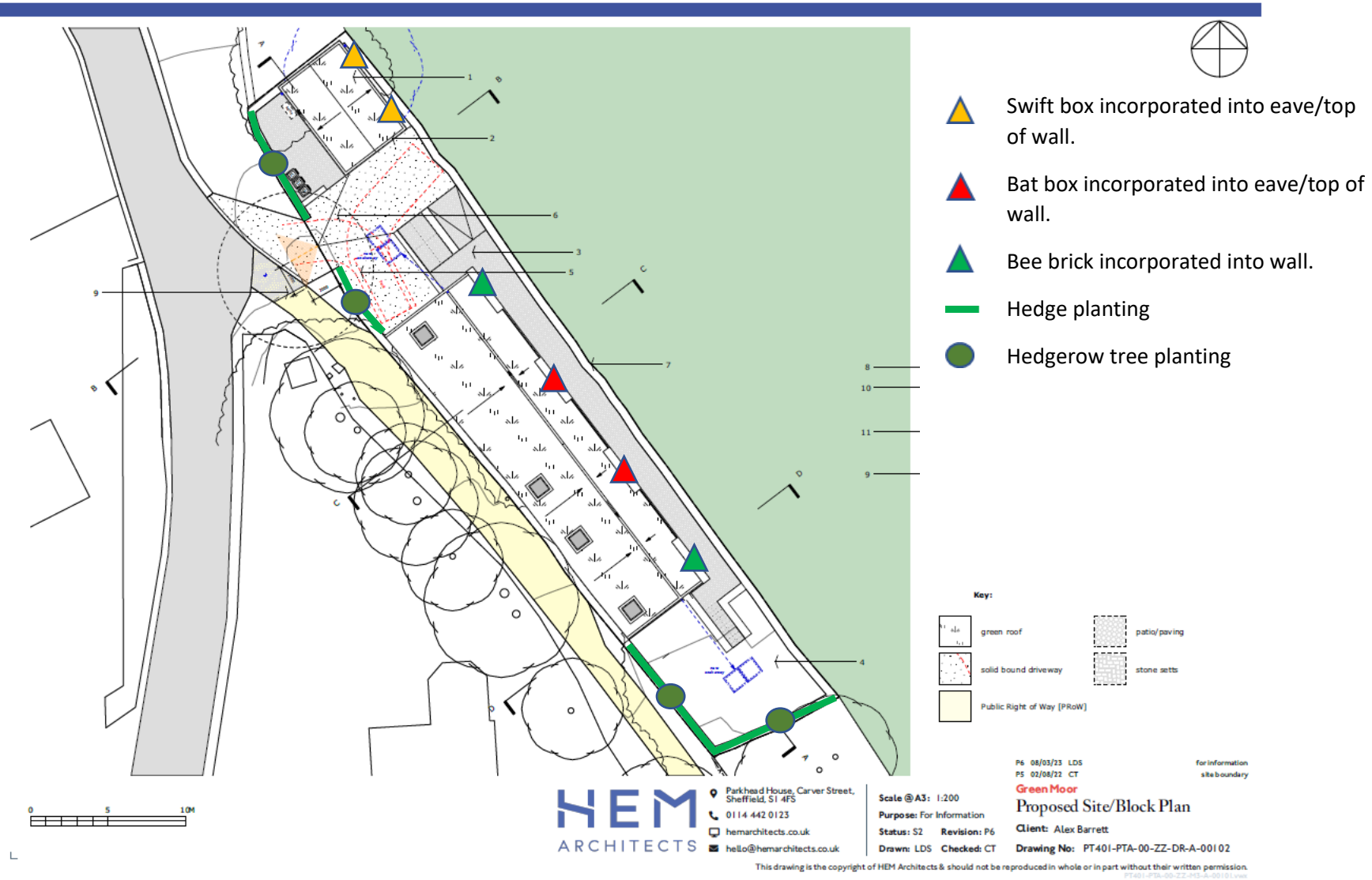
Green Moor
External CGI View

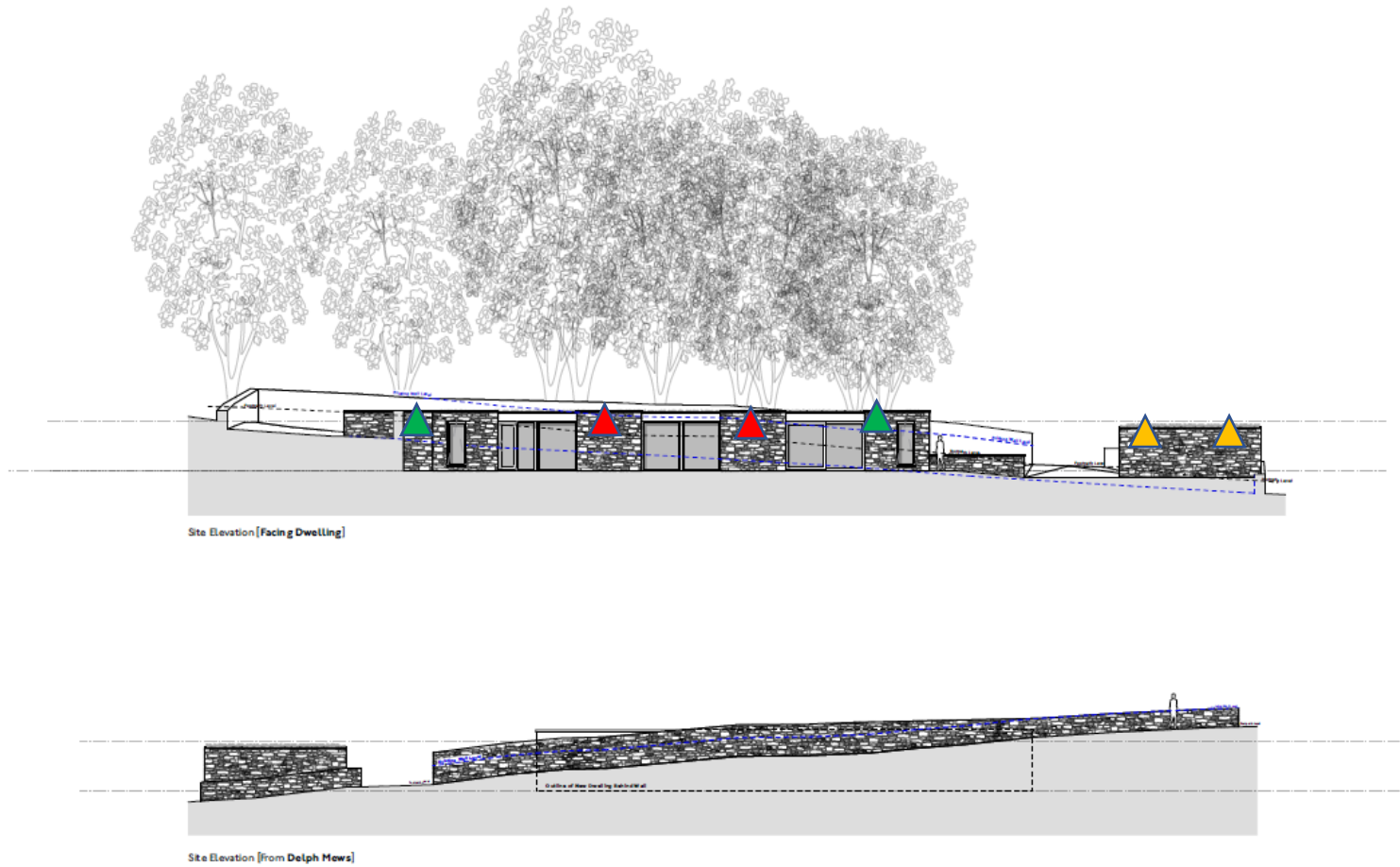
Client: Alex Barrett

Drawing No: PT401-PTA-00-ZZ-DR-A-00125

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Appendix 3: Proposed measures for the retention and enhancement of the ecological interest of the site





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Scale @ A3: 1:200
 Purpose: For Information
 Status: S2 Revision: P4
 Drawn: LDS Checked: CT

P4 14/03/23 LDS
 P3 29/06/22 CT
Green Moor

Proposed Elevations 1

Client: Alex Barrett

Drawing No: PT401-PTA-00-ZZ-DR-A-00120

for comment
 client comments

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