

Leslie Cornell Building Restoration Ltd.
Leslie Cornell Building Restoration Ltd
Unit 13/14 St Austell Bay Business Park
Par Moor Road
St Austell
PL15 3RF



Dear Sir/Madam

Your ref:

Application Number PA17/02607

My ref: PA17/02607

Date: 29 March 2017

Proposal Location Listed Building consent for various proposed works.

Applicant

I refer to your submission in respect of proposals to carry out the above development received on 20 March 2017. Under the Town and Country Planning (Applications) Regulations 1988 the following information is required in order to process the proposal:

- 1 As the proposal involves the demolition or modification of an existing structure a Bat Survey may need to accompany the application. Please find below guidance issued by Natural England regarding the structures affected. I would be grateful if you could confirm whether the existing building falls within any of the criteria listed. If so, please provide a Bat Survey in respect of this building. We are unable to accept any previous reports that are older than 12 months. If the existing property does not fall within the following list please confirm this in writing:

A bat survey must be provided for proposed development which includes the modification, conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:

all agricultural buildings (e.g. farmhouses and barns) particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20 cm thick; all buildings with weather boarding and/or hanging tiles that are within 200 m of woodland and/or water; pre-1960 detached buildings and structures within 200 m of woodland and/or water; pre-1914 buildings within 400 m of woodland and/or water; pre-1914 buildings with gable ends, pegtile roofs or slate roofs, regardless of location; there is a historical record of bats using the building

Following recent case law we are no longer able to issue planning permissions which are subject to protected species survey planning conditions, therefore applications cannot be determined when the information provided refers to further surveys. The following contacts may be able to assist you in the preparation of the survey: English Nature's Species Protection Officer 0300

Planning and Sustainable Development Service
Cornwall Council
39 Penwinnick Road St Austell Cornwall PL25 5DR
planninghouseholder@cornwall.gov.uk

Tel: 0300 1234 151 www.cornwall.gov.uk

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060 3900; The Barn Owl Trust 01364 653026; Cornwall Wildlife Trust 01872 273939. There are also commercial entities who may be able to assist with the report.

Please supply this additional information by .

On receipt of the above, the application will be registered and an official acknowledgement forwarded to you. Please quote the above reference number on all correspondence.

If you have any queries regarding this letter please contact me on the number below for advice or to arrange an appointment should one be needed.

Yours faithfully

Senior Development Support Officer
Planning and Sustainable Development Service
Tel:
Email: planninghouseholder@cornwall.gov.uk