

PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 6**

**Application Number: C22/0909/22/LL**

**Date Registered: 25/01/2023**

**Application Type: Full**

**Community: Llanllyfni**

**Ward: Llanllyfni**

**Proposal: Demolish existing dwelling and construct a new house in its place together with a soakaway and private treatment plant.**

**Location: Fferm Taldrwst, Lôn Ddŵr, Llanllyfni, Caernarfon, Gwynedd, LL54 6RR**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

## 1. Description:

- 1.1 Full application involving a proposal to demolish an existing dwelling that is in a dilapidated state and to construct a new house in its place. The plans show that the proposed house would keep to the layout form of the existing property and include a shed, living room / kitchen, hall and office on the ground floor and three bedrooms with a bath on the first floor. The proposal would include constructing a rear extension for a kitchen and bedroom. The external walls of the proposed house would be covered with natural stone, render and timber with slates on the roof. The levels plan submitted with the application shows that the proposed house's ground level would adhere to the level of the existing house.
- 1.2 The property is served by a narrow private track which links the house and a more recent nearby farmhouse to the class 3 county road nearby. The county road is narrow and winding and links the property to Llanllyfni to the west and Talysarn to the east. It is noted that the property is located within a Landscape of Outstanding Historic Interest and a Special Landscape Area. The site is outside any village boundary and within a rural area.
- 1.3 A Pollution Report, a Bat Survey and an assessment of the costs of restoring and extending compared with constructing a new house on the site were submitted as part of the application.
- 1.4 The Head of Environment considers that the application should be submitted to the Planning Committee due to the public interest in the application and the site and the close working relationship of the applicant's brother with the Planning Department.

## 2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**
- PCYFF 1: Development Boundaries
- PCYFF 2: Development criteria
- PCYFF 3: Design and place shaping
- PCYFF 4: Design and landscaping
- PS 5: Sustainable development
- AMG 2: Special Landscape Area

PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

AMG 3: Protecting and enhancing features and qualities that are distinctive to the local landscape character

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate enhancing the natural environment

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 17: Settlement strategy

TAI 13: Rebuilding of residential dwellings

PS 20: Protecting and where appropriate enhancing heritage assets

Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside

## 2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note 12 - Design

Technical Advice Note 18 – Transport.

Technical Advice Note 24 - The Historic Environment.

Technical Advice Note 5 - Nature Conservation and Planning

## 3. **Relevant Planning History:**

C16/0796/22/TC - Lawful Development Certificate for the property's proposed use as a residential home - Approved (TC only - 06-10-2016).

C18/1076/22/MW - Minerals - Advance notice under Part 19 Class C of Permitted General Development 1995 (as amended) to fill a dormant quarry pool - Approved with conditions - 12-02-2019.

C19/0184/22/AC - Release of planning conditions on notice decision under Section 19 Class C of the general Permitted Development Order C18/1076/22/MW: Condition 2 - Construction Environmental Management Plan, Condition 3 - Landscaping details and Condition 5 - Transport Management Plan - Approved (Without Conditions) - 29-03-2019.

C20/0785/22/YW - Advance notice (Agriculture/Trees) - Creation of Track and Hard-standing in accordance with Part 6 (Agricultural Buildings and Activities) of the Town and Country Planning Order (Permitted General Development) 1995 - Advance notice approved 26-11-2021

PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

C21/1155/22/YA - Advance notice (Agriculture/Trees) - Construction of agricultural track. - Approved (Without Conditions) - 21-03-2022

C22/0038/22/LL - Extend track under application reference C21/1155/22/YA for a distance of 15 metres to the north of the existing entrance along with the construction of a bridge to cross the watercourse - Lôn Tyddyn Agnes - Approved (Without Conditions) - 04-07-2022

#### 4. Consultations:

Community/Town Council: At a full meeting of the Llanllyfni Community Council held on 14 February 2023, there was no objection to this application.

Transportation Unit: I refer to the above application and wish to state that I do not intend to submit a recommendation as it is assumed that the proposed development will not have a detrimental impact on any road, or proposed road.

Natural Resources Wales: We have concerns regarding the application as submitted. However, we are satisfied that these concerns can be overcome provided the documents noted below are included in the approved plans and documents condition on the decision notice.

- Amended Protected Species Survey Report for Fferm Taldrwst, Llanllyfni, Gwynedd by Alison Johnston dated April 2023

Without the inclusion of this document, we would object to this planning application.

##### Protected Species

We note that the bat survey report submitted to support the above application (Amended Protected Species Survey Report for Fferm Taldrwst, Llanllyfni, Gwynedd by Alison Johnston April 2023 update and Protected Species Survey Report for Fferm Taldrwst, Llanllyfni, Gwynedd by Alison Johnston dated July 2020) states that bats are present on the application site. From the information submitted, we are of the opinion that the proposed development represents a higher risk for bats, as defined in our guidance document, 'Natural Resources Wales Approach to Bats and Planning' (2015)'.

Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the

PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to “demonstration of no detriment to the maintenance of the favourable conservation status of European protected species”.

We advise that the proposed development is likely to harm or disturb the bats or their breeding sites and resting places at this site. Therefore, we advise that the following documents are included in the ‘approved list of plans / documents’ condition within the decision notice should consent for the project be granted. Additionally, we advise that the proposed mitigation / compensatory measures are noted on the relevant proposed plans.

- Amended Protected Species Survey Report for Fferm Taldrwst, Llanllyfni, Gwynedd by Alison Johnston dated April 2023

Provided those measures are implemented, we do not consider that the proposed development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

NRW would refer the local authority to the Chief Planning Officer's letter dated 01 March 2018, which advises Local Planning Authorities to attach information about licensing requirements to all permissions, and notices of where protected species by Europe are likely to be present on site.

Other matters

Our observations above relate specifically to those matters listed in our document 'Consultation Topics (September 2018).

We have not considered the potential impacts on other matters, and it is not possible to disregard the possibility that the proposed development could affect other interests, including environmental interests of local importance.

Welsh Water:

No observations as they are using a private drainage system.

Public Protection Unit:

Contaminated Land Conditions

1. Due to the proximity of a former landfill site, the land may be affected by contamination. Therefore, a desktop investigation will be undertaken to assess the potential pollution risk on the site for the

PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

proposed development.

2. If the desktop investigation recommendations indicate that further action was needed, a sufficient intrusive investigation would be required to assess the risk of any possible pollution on the site. If necessary, a Remedial Strategy will be incorporated.

3. The Public Protection Service would have to approve the desktop investigation, site inspection, risk assessment and any precautionary and/or remedial measures in writing prior to the commencement of the development.

4. Once the development has been completed, a Completion Report should be provided on the site, and this will need to be reviewed and approved by the Public Protection Service.

- The Public Protection Unit has made all reasonable efforts to recommend the most suitable measures regarding potential pollution risks. However, this recommendation should not be considered as a sign that the land is safe or otherwise suitable for this development or any other.
- The responsibility for assessing whether the land is suitable for a specific use fundamentally lies with the developer.
- If any contaminated land problems should arise during the development that may disturb the proposed development, e.g., if unusual ground conditions are found, then there should be immediate correspondence with the Public Protection Service.
- Every action should be recorded, and the information disseminated to the Public Protection Service regarding on-site inspections, assessments and remedial work completed, where relevant, and included in the site's Completion Report.

Reasons for the conditions

It is considered that the measures are essential to safeguard the site holders and surrounding areas.

Further observations

See the information in the following e-mail and attached which was received from the agent who is responsible for this application.

This satisfies our requirements in terms of land contamination matters associated with the development, however, we recommend that any permission should include the following statement:

*Should any evidence of landfill gas migration be discovered during any earthworks, the work must cease at once and the Planning and Public Protection Service informed with immediate effect.*

PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Drainage Unit

Usual observations regarding sustainable drainage systems.

Thank you for the consultation below. This unit does not have any observations to propose further to those submitted for this development on 21/12/2022

Footpaths Unit.

It does not appear that there are any Rights of Way recorded that will be affected by this proposal.

Gwynedd Archaeological  
Planning Service

The proposed development is for the demolition of buildings at Fferm Taldrwst, Lôn Ddŵr, a farmstead complex located due east of Llanllyfni and south of Talysarn. The structure has entries on both the national (NPRN: 31439) and regional (PRN: 83991) historic environment databases, although the visual record is limited to a singular historic entry at the Royal Commission.

The site is recorded as *Taldrwst* throughout a historic map regression, in roughly the same form and layout as far back as the 1st edition OS map. The earlier Tithe Map (1838-50) records a smaller structure roughly in the location of the existing building, and the entry with the RCAHMW notes that the building likely has 17th century origins, if not earlier. The stone-built walls are typical of the vernacular style for the early post medieval period, and despite some degree of dilapidation, the building is a particularly nice example of a larger rural dwelling. It is likely that at some stage it has undergone extensions (perhaps in the 19th century), especially owing to its proximity to Taldrwst West Slate Quarry (PRN: 20009) and Tyddyn Agnes Slate Quarry (PRN: 20010). The former is thought to have included parts of Taldrwst, including the known quarry site backing on to the farm.

If permission is granted, the work will result in the at least the partial loss of original fixtures and fittings. Accordingly, it is considered appropriate that a comprehensive record is made of the structure prior to any alteration work, to mitigate the impact of the development on its historic integrity and character, and to serve as a permanent archive record. Photos should include plenty of establishing shots (exterior), and particular detail should be made to openings (windows and doors), as well as all fabrics used throughout the buildings, and any specific areas of interest (such as internal finishings, and timbers).

In light of these comments and in accordance with Planning Policy Wales (2021) and TAN 24: The Historic Environment, it is recommended that the planning authority should require that appropriate archaeological mitigation is undertaken, should planning be granted. The following condition wording is suggested to secure such a scheme of work:

PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- a) No development (including structural alterations or demolition works) shall take place until a specification for a programme of archaeological recording has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.
- b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Biodiversity Unit

**Initial Observations:**

Designations and protected species/habitats (if any). Consider whole footprint of development (boundaries and access) and any nearby trees or hedges that will be affected (check aerials):

- Bats in the property
  - Badger 269m away
  - Otter 765m
  - Reptiles 734m away +
  - Borders Tal-eithin candidate wildlife site 1176, 9 other wildlife sites within 1km search area
  - Phase I – borders continuous bracken and the quarry wildlife site (candidate)
  - From aerial photo – it now has lots of trees in the south of the area.
- Relevant documents already provided by the applicant (if any): Protected species survey report – A Johnston, July 2020  
 Comments on the documents provided (if any):
- The survey is valid for 2 years so is no longer valid and will not be accepted for a licence application.

Further comment

Further comments on the application including mitigation measures required (if any) and any further ecological surveys required (if any):

- The survey needs to be updated as the current one has expired. Also the full details of the planning application were not available at the time of the survey. The survey and report need to include a walkover of the site and an assessment of the habitats and protected species that may be affected by the current proposal. Sufficient detail should be included in the report to fulfil the licensing requirements, including the name of the person responsible for carrying out the work.

Recommendation

- Require an up-to-date assessment of the impacts on the species and habitats, with surveys and mitigation as necessary. Enhancement measures should also be included as per requirements under Planning Policy Wales. Mitigation and enhancement measures should be included on the submitted plans.

**Observations having received further information:**

The development will affect the bats using the site and badgers have been found within 30m of the development - All this work needs to be licensed by NRW.



PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Section 7 of the protected species report needs to be included as a condition, as it outlines the mitigation measures and implementation approach on the site. I would also ask for a further plan detailing a timetable for the work.

There has already been substantial work on this site, therefore I would also ask for a biodiversity improvement plan - such as a tree planting and habitats connectivity scheme.

Therefore, the bat roost needs to be shown on the location plan and the plan for the bat roost needs to be included in the plans. We would ask that these changes to the plans be made by the architect. Also we recommend additional conditions:

1. Follow the measures in the bats plan.
2. The bat roost must be finished to the satisfaction of the Planning Department before commencing any other work.

There is concern that the trees on the site will be lost.

There is concern about badgers. The following conditions are proposed:

1. Fencing must be installed to protect badgers before work commences on the house.

PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Public Consultation:

A notice was posted on site and nearby residents were notified and correspondence was received objecting on the grounds of:

- It is possible that demolishing the old farmhouse could be damaging to the nearby listed building.
- The building is full of bats.
- The parking space is too large for a residential dwelling and leads to a turning space for lorries.
- A soil test was conducted in the summer when the ground was at its driest rather than during the winter and is therefore not a correct reflection of the situation.
- Ditches are full of wildlife and flood in the winter.
- The ditches that flow from the site are contaminated.
- The reason for filling the first quarry pit near the proposed site was to stabilise the foundations of the existing house and to restore it.

In addition to the above, objections were received that were not relevant to the application:

- Stating that lands around the application site have been ruined by quarrying and that transport to and from those lands was damaging the condition of the narrow class 3 county road which serves the site.
- Noise emanating from the site near the house is affecting the amenities of neighbours in the area.
- The use of land nearby the house has a significantly damaging impact on the condition of the Roads that serve the land.
- Work on land near the house around a mile from the site
- Concerns about the work that is taking place on land near the quarry pits.
- Did the applicant declare an interest on the application due to his professional association with Cyngor Gwynedd's Planning Service?
- The use of a nearby quarry generates significant traffic along the county road that leads to the site.

## **5. Assessment of the material planning considerations:**

### **The principle of the development**

- 5.1 The proposal involves demolishing the existing house and erecting a new house in its place. The proposal relates to the reuse of previously used land and therefore such a development may be supported. The proposal, therefore, meets the requirements of policies PS5, PCYFF1 and PS17 of the Anglesey and Gwynedd Joint Local Development Plan (LDP). Policy TAI 13 of the LDP specifically deals with rebuilding houses and sets out a series of criteria that must be adhered to (where appropriate) in order to approve such plans. This application is discussed below, in the context of the appropriate criteria:

PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**1. Outside development boundaries ... the existing house has a legal residential use;**

A lawful development certificate for the proposed use of the property as a residential dwelling was granted in 06-10-2016. Therefore, it can be stated that the occupational use of the house remains valid.

**2. The building is not listed;**

The building is not a listed building;

**3. The existing dwelling is of no particular architectural and/or historic and/or visual merit, for which it should be conserved;**

The existing building has no particular architectural or amenity value, neither has it been listed as a special example. Nevertheless, the new design retains the appearance of the existing building.

**4. Outside development boundaries the existing dwelling is not capable of retention through renovation and extension and / or it is demonstrated that the repair of the existing building is not economically feasible;**

The site is situated in the countryside. A building condition survey report was submitted as part of the application. The report submitted refers to concerns about the structure and the restoration work would be considerable and greater than the work required to demolish and re-build. No evidence has been submitted to contradict this claim and therefore it is considered that the content of the report is correct and there is a valid reason here to demolish the property and erect a new house and that the existing property is of no high value in any case.

**5. Not applicable.**

**6. Outside the Coastal Change Management Area, a house to be rebuilt must be located on the same footprint as the existing building unless relocating within the curtilage can be shown to reduce its visual impact and its impact on local amenities;**

It is proposed to erect the new building on the site of the existing one.

**7. Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances, a larger dwelling of good design that does not lead to a substantially greater visual impact than the existing building could be supported;**

It is noted that the proposal is slightly larger in terms of the size of the external footprint. SPG 'Replacement Dwellings and Conversion in the Countryside' notes that when considering if the development's scale is similar to the original, the unit's floor area should be considered. The SPG notes that any increase in the size of this new building should not exceed 20% of the floor area of the original unit. As the proposal involves a 20% increase in the house footprint, it is considered that it would be in line with the principles of the policy. The SPG states that this figure is not a target to be achieved and every application will be assessed individually on its own merits. It should be ensured that any addition in the floor area is totally essential in terms of practicality and should not be part of an aspiration for a larger house. It is important to note that the proposal involves building a shed that would be attached to the house but has not been included in this figure. However, the shed would occupy the footprint of an existing building and is reasonable for the site's residential use. The size of the proposed house does not appear to be substantially

PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

greater than the existing and it is considered that this is reasonable in terms of an increase in size within this rural area.

**8. Not relevant**

**9. Not relevant**

**10. That the original building is demolished, and where appropriate, that external buildings are demolished when the new house is completed;**

The new house would be located on the footprint of the current building with an attached external building and would be included as an extension and would form part of the main property.

**11. That permitted development rights are withdrawn.**

It is considered appropriate to include a condition to remove permitted development rights for extensions, changes to the roof, curtilage buildings in light of this development especially given the increase in the current floor surface area and the site's location in open countryside.

5.2 Having considered the above, it is believed that this proposal complies with the requirements of policy TAI 13 of the LDP.

**Visual amenities**

5.3 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals for new developments as long as they do not have a detrimental impact on health, safety or the amenities of the residents of local properties or on the area in general. In addition, developments are required to:

- a) Add to, and improve, the site's character and appearance
- b) Respect the site and its surroundings in terms of its place in the local landscape.
- c) That the materials are appropriate

5.4 Policy PCYFF 3 states clearly that proposals are expected to demonstrate a high-quality design that gives full consideration to its context in the natural, historic and built environment. Additionally, developments should add to and enhance the character and appearance of the site in terms of setting, appearance, scale, mass and elevation treatment. They should also respect the context of the site and its place in the local landscape.

5.5 The proposal involves building a new house to replace the existing one. The building that is proposed for the site would be slightly larger than the existing situation, however, its appearance would resemble the existing building and it is considered that in terms of size and scale that is it acceptable and suitable for the site in question and would not be an over-development of the site. The proposed building would have a slate roof and the external walls a stone finish. It can be seen that other houses and building within the local area vary in size and include two-storey houses and it would not stand out by itself in the countryside. The site is located approximately 160 metres from a nearby county road with the external buildings of the farmhouse and hedges and large, tall trees running along the road and into the site; the proposal would not be conspicuous in the landscape from nearby prominent public vantage points. Therefore, it is not considered that the proposal would have a substantial impact on the visual amenities of the nearby area and the proposal therefore complies with policies PCYFF 2 and 3 of the LDP.

PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

### **General and residential amenities**

- 5.6 The application was advertised on the site and nearby residents were notified and correspondence was received from residents living in the area who raised concerns about quarry works on land to the west of the proposed house. These concerns were not material planning matters relating to the application as they refer to matters that are relevant to other land that is not part of this application.
- 5.7 The site is located approximately 100 metres to the south of Taldrwst Farm's farmhouse and the proposal would not affect this property due to the distance between both properties. Therefore, it is not considered that the proposal (current application) in question would cause detrimental harm to the amenities of the local neighbourhood and therefore it is considered that the proposal is acceptable in terms of amenities and policy PCYFF 2 of the LDP.

### **Transport and access matters**

- 5.8 The property is served by a narrow track which connects the site to the county road. The current access to the county road is narrow with sub-standard visibility splays. There is no proposal to alter the current access or the space within the site to park vehicles. Although there is some concern about the entrance it must be realised that it serves the site (a house with a lawful use certificate) and a nearby farmhouse. The Transportation Unit has confirmed that it has no objection to the proposal. Under these circumstances it is not considered that the application should be refused on the grounds of road considerations as it is not substantially contrary to policies TRA 2 and TRA 4 of the LDP.

### **Biodiversity matters**

- 5.9 The proposal involves demolishing and rebuilding an ancient stone house. An amended ecological report was submitted with the application which states the building is used by bats, and birds nest in the area and there is evidence of badgers being present around the site and the report recommends steps for safeguarding protected species. The comments received from the Council's Biodiversity Unit reiterated the contents of the report stating that the proposal is likely to affect the bats that use the site and that badgers have been found within 30m of the development. All this work would need to be undertaken under licence by the NRW. A condition should be imposed on any permission stipulating that any permission must be implemented in accordance with the ecological report along with a further condition to implement a biodiversity improvement plan within the application area as so much work has already been carried out on the site and to comply with the requirements of Planning Policy Wales.
- 5.10 In the above circumstances, it is crucial to impose a condition to safeguard protected species and improve biodiversity on any permission granted. With conditions, the proposal would satisfy Policies AMG 3 and AMG 5 of the LDP.

### **Archaeological Matters**

- 5.11 Observations were received from the Gwynedd Archaeological Planning Service stating that the site is of historic interest and therefore an appropriate condition should be imposed on any permission. In those circumstances, it is felt that the proposal satisfies Policy PS 20 of the LDP and Planning Policy Wales (2021) and TAN 24: The Historic Environment

PLANNING COMMITTEE	DATE: 17/07/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**6. Conclusions:**

6.1 Having considered the above and all the relevant planning matters including the local and national policies and guidance, as well as all the observations received, it is believed that this proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

**7. Recommendation:**

7.1 To approve – conditions

1. In accordance with the plans and the additional plans.
2. Implement permission within five years.
3. Materials
4. Landscaping and tree protection
5. Boundary / curtilage details
6. Archaeological investigation work
7. Removal of permitted rights
8. Complete the work in accordance with the protected species report.