

TCP/11/16(581) – 18/01400/FLL – Alterations to roof at Wester Parkhead House, Parkhead Road, Blairgowrie

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**TCP/11/16(581) – 18/01400/FLL – Alterations to roof at
Wester Parkhead House, Parkhead Road, Blairgowrie**

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title		Ref No.	
Forename		Forename	Angus
Surname		Surname	Dodds
Company Name	Farmcare	Company Name	Savills
Building No./Name	c/o Earn House	Building No./Name	Wemyss House
Address Line 1	Broxden Business Park	Address Line 1	8 Wemyss Place
Address Line 2	Lamberkine Drive	Address Line 2	
Town/City	Perth	Town/City	Edinburgh
Postcode	PH1 1RA	Postcode	EH3 6DH
Telephone		Telephone	0131 3440893
Mobile		Mobile	
Fax		Fax	
Email		Email	ADodds@savills.com

3. Application Details	
Planning authority	Perth and Kinross Council
Planning authority's application reference number	18/01400/FLL
Site address	
Wester Parkhead, Parkhead Road, Blairgowrie. PH10 6LP	
Description of proposed development	
Alterations to roof	

Date of application

31.08.2018

Date of decision (if any)

31.10.2018

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application)

☒

Application for planning permission in principle

☐

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)

☐

Application for approval of matters specified in conditions

☐

5. Reasons for seeking review

Refusal of application by appointed officer

☒

Failure by appointed officer to determine the application within the period allowed for determination of the application

☐

Conditions imposed on consent by appointed officer

☐

6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions

☐

One or more hearing sessions

☐

Site inspection

☒

Assessment of review documents only, with no further procedure

☐

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land?

☒

Is it possible for the site to be accessed safely, and without barriers to entry?

☐

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

None

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Review for refusal.

Please see LRB Statement for Review details, and all drawings, Bat Survey Report, and supporting Planning Statement forming part of original submission.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes ☒ No ☐

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

Analysis of buildings featuring corrugated metal roofing and Historic Scotland Guidance note on such roofing is included as part of this Review request. This seems appropriate in response to Council's reason for refusal.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

Local Review Statement
Planning Statement (as submitted)
All drawings (as submitted)
Bat Survey Report (as submitted)

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form ☒

Statement of your reasons for requesting a review ☒

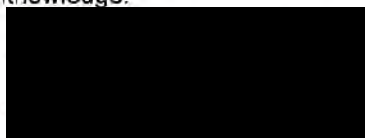
All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review. ☒

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:



Name:

ANGUS DOODS

Date:

13/12/18

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

Local Review Statement: Wester Parkhead, near Blairgowrie

App No. 18/01400/FLL: Alterations to Roof

Local Review Statement: Wester Parkhead roofing

App No. 18/01400/FLL: Alterations to roof.



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Local Review Statement: Wester Parkhead roofing

App No. 18/01400/FLL: Alterations to roof.



1. Background

The application was for the simple alteration of the roof of the unlisted farmhouse building at Wester Parkhead to allow for a uniform corrugated metal roof covering. The fact that the roof is in a poor state of repair is acknowledged by the Case Officer in the Report of Handling, which states within the section on 'Design, Layout and Visual Amenity' that *"the roof of this building is in poor state of repair with many breaches in the slatework which would have manifested themselves over a considerable number of years due to lack of maintenance"*. The Officer further goes on to acknowledge that *"the proposal has the potential to improve the aspect of the building in terms of its future viability which would seek to protect its interior, however, this benefit does not outweigh the less than substantial harm I have identified above."*

The decision to submit an application to alter the roof in this way was taken to ensure that the roof could be protected from further damage while it is still uneconomic to repair it in its entirety with slate, while preserving the character of the building by ensuring that there is a uniform roof covering in place using a sympathetic material in place. The proposed works would be entirely reversible and would not preclude future re-slatting of the entire roof in due course. The applicants are aware that planning permission would not have been required to simply fix a plastic membrane beneath areas of the roof where there were missing slates. However despite the Officer support within the Report of Handling for this approach, it is considered by the project team that the resulting appearance would not have been satisfactory, and the level of protection afforded to the remaining roof would not have been as good as if using the sheeted covering.

The added benefit of the proposed approach relates to the continued access that would be available for bats using the structure as detailed in the supporting bat survey report, as these could continue to access voids between the joists and the sheeted roof. Finally, as also noted in the Officer Report of handling, the type and colour of the sheeting had not been specified in order not to fetter the Planning Authority's discretion in agreeing an appropriate type of covering in due course. It was assumed that a type and colour of material could be agreed in writing through a planning condition.

The Officer Report of Handling concludes the assessment section by noting that *"In conclusion, I agree that repairs are necessary however the introduction of corrugated sheeting would be harmful to the overall appearance of the traditional building and not complement its surroundings. As it stands the building contributes to the local townscape and the traditional slate roof is an important part of this."*

The implication from this paragraph is that the overall principle of development is not in dispute, but the appearance of the proposed corrugated sheeting is something which in the Officer's opinion would warrant refusal of the application. It therefore seems appropriate to explore this particular issue in more detail in the sections below.

Local Review Statement: Wester Parkhead roofing

App No. 18/01400/FLL: Alterations to roof.



2. Reasons for Refusal

Background

There was only one reason stated for refusal of this application, relating to design and the use of corrugated metal sheeting and the impact this would have on the 'character' of the building to which the proposal relates.

Reason 1

“The proposal would have a significant adverse impact on the character of the existing building and adjoining traditional buildings by introducing an untraditional and unsympathetic material onto the roof. Accordingly the proposal is contrary to Policies PM1A and PM1B (c) of the Perth and Kinross Local Development Plan 2014 which seek to ensure that developments contribute positively to the quality of the surrounding built environment by respecting the character and amenity of the place.”

It is important to examine each of the various components of the reason for refusal in order to demonstrate why this should be set aside.

- The **character** of the existing building relates to its age and origin. It is understood that the unlisted farmhouse dates back to the turn of the 20th Century. **Traditional** buildings have been categorised by Historic Environment Scotland as being those constructed up to the end of World War 1 (1919).
- In terms of corrugated metal being considered an **untraditional** and **unsympathetic** material it is worth referring to Historic Scotland's 2008 Guidance note on the Care and Maintenance of Corrugated Iron (copy attached). This explains that “with a pedigree of almost 200 years, corrugated iron is a much undervalued material that was used extensively in traditional buildings”.
- In terms of **respecting the character and amenity** of the place, it is considered that corrugated metal sheeting can be shown to do this on countless 'traditional' buildings, as detailed in the next section.

The Use of corrugated metal sheeting as roofing material for Traditional buildings

Background

As noted above, in 2009 Historic Scotland produced an Inform Guide on the Care and Maintenance of Corrugated Iron. In this document it states that corrugated iron was first patented in 1828 and came in a range of sizes and profiles and was *"frequently used for roofing and walling and to a lesser extent fencing and other innovative uses"*.

The Guidance document further states that *"the architectural iron industry in Scotland was world leading at the end of the 19th Century, and corrugated iron was extensively used as a construction material. Scottish firms such as Robertson and Lister, A J Main, and William Bain and Co developed their specialism in the manufacture of iron building components and entire buildings using corrugated iron"*.

Historic Environment Scotland's Engine Shed website offers advice on best practice when working with 'traditional' building materials. In terms of slates, it features a section on the history of slates in which it states:

"Slate roofs really came into their own in the 19th century. The skylines we still enjoy today feature many designs that were created at this time, often involving steep pitches, intricate shapes and even turrets. Around 1800, improved woodcutting techniques made it possible to mechanically saw timber into thin boards to cover structural roof timbers. This 'sarking' allowed slates of different sizes to each be secured to a roof using a single nail.

Previously, slates had been hung on timber battens using wooden pegs to create a roof covering. Sarking had the advantages of:

- *increased structural stability*
- *better draught proofing and insulation*
- *improved resistance to water penetration*

Also during the 19th century, slates were trimmed into scalloped and diamond shapes before fixing. With careful sizing, these individual pieces were combined to create complex architectural patterns across entire roof surfaces."

Overall therefore it is considered fair to state that from the early part of the 19th Century, both slate and corrugated metal sheeting have been used as roofing materials on Scottish buildings, and it is accordingly contended that corrugated metal **is** both **sympathetic** and **traditional**.

Local Review Statement: Wester Parkhead roofing

App No. 18/01400/FLL: Alterations to roof.



General Examples

In drafting this Review request, colleagues across Savills Scottish teams were asked to provide any photographs they may have of corrugated metal sheeting being used as roofing material on traditional buildings (both houses and outbuildings). The following shows a number of such buildings from across all parts of Scotland:



Moray



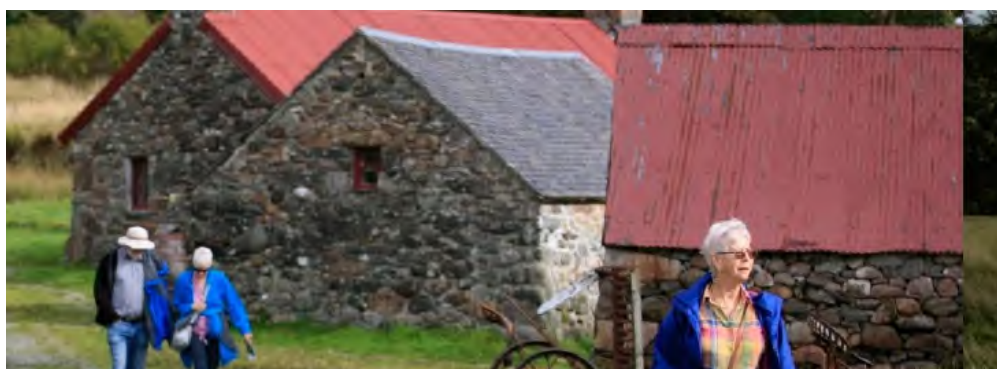
South Uist

Local Review Statement: Wester Parkhead roofing

App No. 18/01400/FLL: Alterations to roof.



Highland



Auchindrain Historic Township, Argyll, (the most complete and well-preserved example of a Scottish Highland farm township).



Local Review Statement: Wester Parkhead roofing

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Highland



Lothians



Perth and Kinross

Local Review Statement: Wester Parkhead roofing

App No. 18/01400/FLL: Alterations to roof.



Speyside



Speyside

Local Review Statement: Wester Parkhead roofing

App No. 18/01400/FLL: Alterations to roof.



Dumfries and Galloway



Dumfries and Galloway

Local Review Statement: Wester Parkhead roofing

App No. 18/01400/FLL: Alterations to roof.



Moirlanich Longhouse, Stirling. (This longhouse is owned by National Trust for Scotland and features a sheeted roof). The NTS website describes this as a “Beautifully conserved cottage giving unique insight into rural family life in 19th -century Scotland”.

Local Review Statement: Wester Parkhead roofing

App No. 18/01400/FLL: Alterations to roof.



3. Conclusion

The reason for refusal states that corrugated metal sheeting is not a traditional or sympathetic material for roofing the unlisted Wester Parkhead farmhouse. It is hoped that the foregoing has demonstrated that it is, and has been used on countless buildings like this for well over a Century. It is considered that Perth and Kinross Council can manage the final detail of the sheeting's appearance through an appropriately worded condition that will allow it to approve a sample of the final material selected.

The use of sheeting such as this in the manner proposed will ensure that the process of roofing the building is entirely reversible, while securing a uniform appearance for the roof until such times as the slates can be replaced and the building can be fully restored.

It is respectfully requested that the Local Review Body overturns the Officer decision and supports approval of the application with appropriate planning conditions to control the final profile and colour of the sheeting to be installed..

REPORT OF HANDLING

DELEGATED REPORT

Ref No	18/01400/FLL	
Ward No	P3- Blairgowrie And Glens	
Due Determination Date	30.10.2018	
Case Officer	Gillian Peebles	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Alterations to roof

LOCATION: Wester Parkhead House Parkhead Road Blairgowrie PH10 6LP

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 13 September 2018

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site relates to Wester Parkhead House, Blairgowrie. The building sits in a prominent position facing the public road approximately 3 kilometres south east of Blairgowrie. The site comprises a small complex of residential buildings associated with the farm at Parkhead. The site extends to approximately 1.22 acres which is enclosed by walling containing the farmhouse, a smaller cart shed and ancillary buildings and appears to date from the late 1800s. The application site sits on the corner of a field with a large area of woodland located to the south. The north and west boundaries are bound by existing roads with open flat agricultural fields beyond. To the east are further agricultural fields. It would appear that Parkhead Cottage is currently occupied, however, the remainder of the buildings are unoccupied.

By way of a background to the site, full planning consent (15/02151/FLL) was obtained in February 2016 for alterations, extension and subdivision of Wester Parkhead House, Wester Parkhead Cottage and the Coach House to 4 dwellinghouses. As part of this approval it was proposed that the larger two storey dwelling (Parkhead House) to the south of the site was proposed to be split into two dwellings.

Following approval of planning consent 15/02151/FLL the applicant reviewed the extant consent and contended that the main farmhouse building is unlikely to be capable of rehabilitation at an economic cost. A pre application enquiry (16/00416/PREAPP) was received seeking advice on the demolition and replacement of the farmhouse as this was seen as the only viable option to achieve redevelopment of the site. The case officer's response concluded that whilst some unfortunate changes have been made to the building which has served to reduce the architectural quality of the building there does appear to be some scope to return the building to something closer to its original form rather than complete demolition.

Full planning consent is now sought to overclad the existing slate roof over the farmhouse. The proposal involves laying corrugated roof sheeting over the slates. The supporting statement submitted with this application confirms the situation remains the same with the cost of conversion likely to be more than a sale under present local market conditions. In the circumstances, in order to safeguard the built fabric of the house until market conditions change, there is a requirement to ensure the building remains wind and water tight.

It should be noted that the roof plan submitted indicates the entire roof structure is to be overclad with corrugated sheeting, however, the elevational drawing for the west elevation of the east wing indicates this to be natural slate. I sought clarification from the agent, however, at the time of writing this report no communication had been received. For the purposes of assessing the proposal, it is assumed the entire roof structure is to be overclad.

SITE HISTORY

15/02151/FLL Alterations, extension and subdivision of dwellinghouses to form 4 dwellinghouses and formation of vehicular access (Application Approved)

PRE-APPLICATION CONSULTATION

None.

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy PM1A - Placemaking

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy NE3 - Biodiversity

All wildlife and wildlife habitats, whether formally designated or not should be protected and enhanced in accordance with the criteria set out. Planning permission will not be granted for development likely to have an adverse effect on protected species.

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

Perth & Kinross Council is progressing with preparation of a new Local Development Plan to provide up-to-date Development Plan coverage for Perth & Kinross. When adopted, the Perth & Kinross Local Development Plan 2 (LDP2) will replace the current adopted Perth & Kinross Local Development Plan (LDP). The Proposed Local Development Plan 2 (LDP2) was approved at the Special Council meeting on 22 November 2017.

The representations received on the Proposed LDP2 and the Council's responses to these were considered at the Special Council meeting on 29 August 2018. The unresolved representation to the Proposed Plan after this period is likely to be considered at an Examination by independent Reporter(s) appointed by the Scottish Ministers, later this year. The Reporter(s) will thereafter present their conclusions and recommendations on the plan, which the Council must accept prior to adoption. It is only in exceptional circumstances that the Council can elect not to do this.

The Proposed LDP2 represents Perth & Kinross Council's settled view in relation to land use planning and as such it is a material consideration in the determination of planning applications. It sets out a clear, long-term vision and planning policies for Perth & Kinross to meet the development needs of the area up to 2028 and beyond. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. However, the outcome of the Examination could potentially result in modifications to the Plan. As such, currently limited weight can be given to its content where subject of a representation, and the policies and proposals of the plan are only referred to where they would materially alter the recommendation or decision.

OTHER POLICIES

Perth & Kinross Council's Draft Placemaking Guide 2017 states that;

"New development should acknowledge the scale and form of the surrounding buildings. This can make a huge difference to the visual impact of a development. Whilst it is not desirable to copy traditional buildings, it is important to harmonise with them.

Proportion is a fundamental element of architecture, and relates to the building as a whole and also as sections working harmoniously together. Individual elements of a building must work together to create a coherent design that balances. The building envelope, windows and doors, eaves and roof ridgeline should all work in balance with each other".

CONSULTATION RESPONSES

None required.

REPRESENTATIONS

None at time of report.

ADDITIONAL INFORMATION RECEIVED:

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2016 and the adopted Perth and Kinross Local Development Plan 2014.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

The property is not located within any defined settlement boundary and as such, background policies are applicable in this instance. The main policies of note relate to the Placemaking criteria which seek to ensure that all developments contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. It is considered that this aim is not being met given the inappropriate non-traditional roofing material proposed resulting in a lack of relationship or respect to the existing built environment.

Design, Layout and Visual Amenity

The proposal is to overclad the full extent of the slate roof with corrugated sheeting, including the roofing over the existing dormer. The specification for the sheeting and colour has not been specified on the drawings and has been left to the Planning Authority to condition as necessary. It should be noted that there is a conflict with the drawings.

The building has been altered and extended over time, more specifically however not limited to, a large unattractive addition on the east elevation which has to some extent reduced the architectural quality of the building. The incremental additions, however, in my view contribute to the architectural interest of the property and as such the property retains a great deal of architectural merit. The roof of this building is in a poor state of repair with many breaches in the slatework which would have manifested themselves over a considerable number of years due to lack of maintenance.

Whilst I agree that the existing roof is in a poor condition and there is a requirement to ensure it is wind and water tight, it would appear repairs required do not relate to the entire roof covering. Whilst it is contested within the supporting statement the main farmhouse is not worthy of retention this has not been demonstrated by means of an economic justification.

I note the supporting bat survey submitted refers to the roof structure being in a poor condition and in a state of partial collapse. It is further noted on page 28 of the report under Proposed Works and Predicted Impacts to prevent further damage works will involve the removal of existing slate coverings and replacement with a corrugated bitumen roofing sheets. Notwithstanding the information contained within the bat survey, the removal of the entire roof is not justified as insufficient independent evidence has not been provided in the form of a structural report to demonstrate that the roof structure is beyond economic repair and thus the possibility of restoration cannot be determined.

In any case, any replacement roof covering should be finished in slate regardless of the underlying structure to maintain the outward character of the building and group.

The existing slated roof is an intrinsic part of the character and appearance of this property and the adjoining buildings and the proposal to replace with a non-traditional material would not only be harmful to the appearance of the existing and adjoining buildings but would make the property less viable to future purchasers. By altering such a prominent feature as the roof with such an unsympathetic material, the character of the building would be significantly damaged and would set an unwelcomed precedent for the use of similar materials on the other adjoining traditional buildings in the complex. Furthermore, the loss of the slate would erode identity and significance of this traditional building which would be harmful to the character of the surrounding area.

It is important to note that the proposal has the potential to improve aspect of the building in terms of its future viability which would seek to protect its interior, however, this benefit does not in itself outweigh the less than substantial harm I have identified above.

In conclusion, I agree that repairs are necessary however the introduction of corrugated sheeting would be harmful to the overall appearance of the traditional building and not complement its surroundings. As it stands the building contributes to the local townscape and the traditional slate roof is an important part of this.

I would suggest that temporary sheeting fixed to the areas of the roof which are not watertight would be a reasonable option which would at least preserve the slates in situ.

Landscape

While the works are contained within the plot boundaries and will not directly impact on any internal landscape features of merit, the new development will result in a negative visual impact to the wider environment.

Residential Amenity

Due to the nature of the works proposed, there will be no significant detrimental impact on neighbouring residential amenity.

Biodiversity

The application is for the complete removal and replacement of roofing material. As such there is a requirement to confirm the presence or absence of bat roosts in the existing building. A bat survey was submitted with the application which confirmed the presence of bats in the building. The recommendations and mitigation measures should be included in any approval.

The applicant will be required to obtain a licence from Scottish Natural Heritage prior to commencing the works.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

1. The proposal would have a significant adverse impact on the character of the existing building and adjoining traditional buildings by introducing an untraditional and unsympathetic material onto the roof. Accordingly, the proposal is contrary to Policies PM1A and PM1B (c) of the Perth and Kinross Local Development Plan 2014 which seek to ensure that developments contribute positively to the quality of the surrounding built environment by respecting the character and amenity of the place.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

Informatives

N/A

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

18/01400/1
18/01400/2
18/01400/3
18/01400/4
18/01400/5
18/01400/6
18/01400/7
18/01400/8
18/01400/9
18/01400/10
18/01400/11

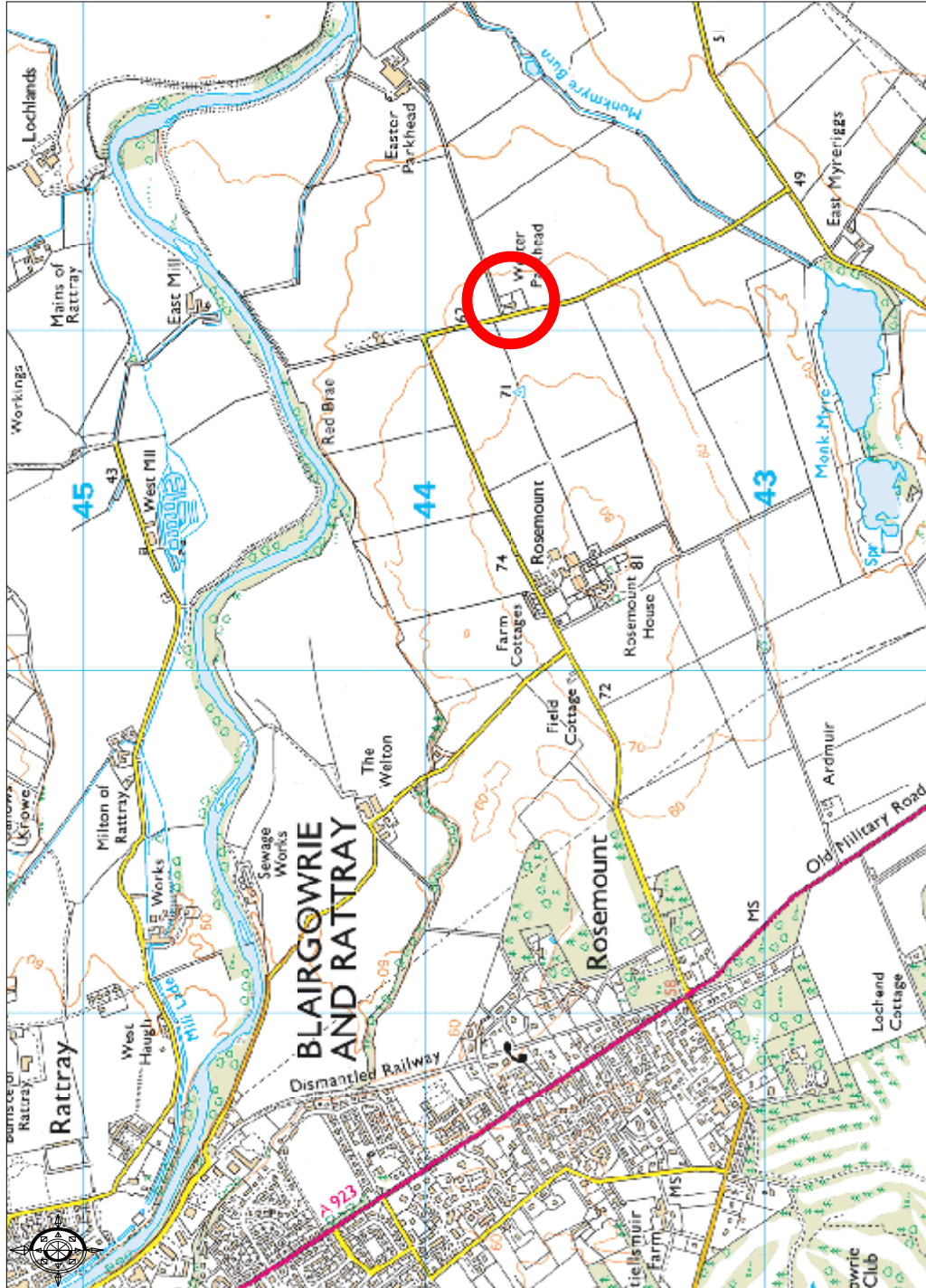
Date of Report 30 October 2018

Wester Parkhead Location Plan



Ordnance Survey © Crown Copyright 2018. All rights reserved.
Licence number 100022432. Plotted Scale - 1:1250





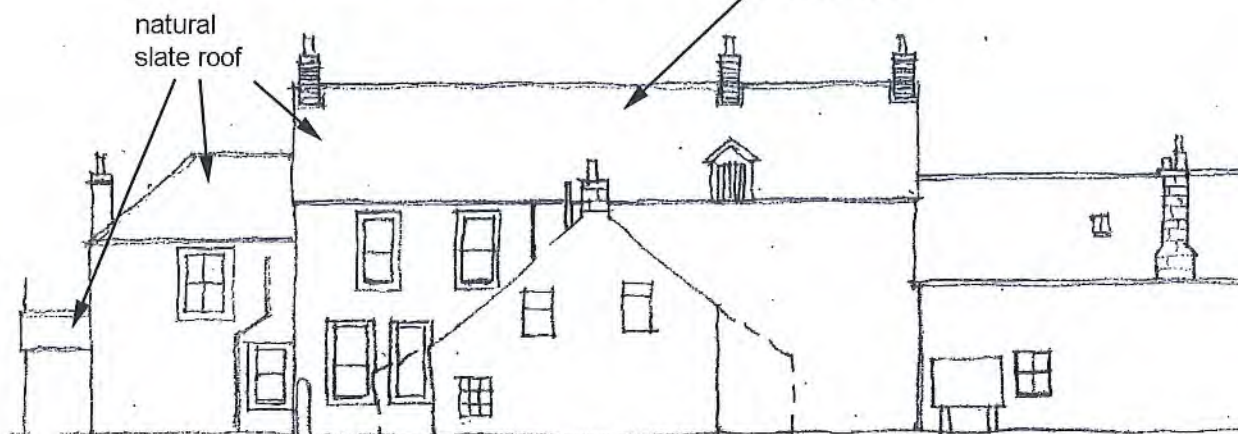
Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 100022432. Plotted Scale - 1:20000





West elevation of East wing

bats roosting
in this roof void



East elevation of East wing

0 1 2 3 4 5 metres

NOTES

Do not scale from this drawing unless for Planning purposes. Figured dimensions only are to be used. All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works. Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings; any discrepancy between drawings is to be brought to the attention of Savills prior to the commencement of any fabrication or building works. This drawing is the property of Savills and may not be reproduced without their expressed permission.

REVISIONS

REV NOTE / DRAWN BY

DATE

savills

PROJECT TITLE

Wester Parkhead Farm

CLIENT

Farmcare Trading Limited

DRAWING TITLE

Elevations 1 - existing

SCALE 1:200@A4 PAPER SIZE DHRU 364337ex-04

DRAWING STATUS

planning

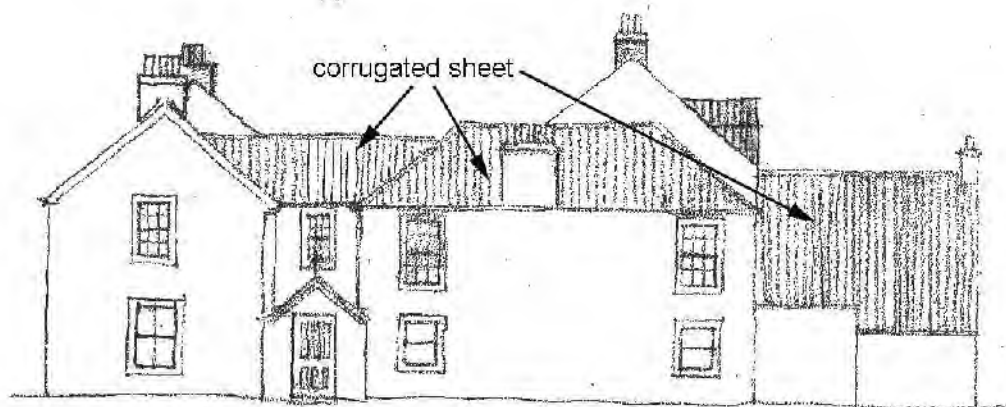
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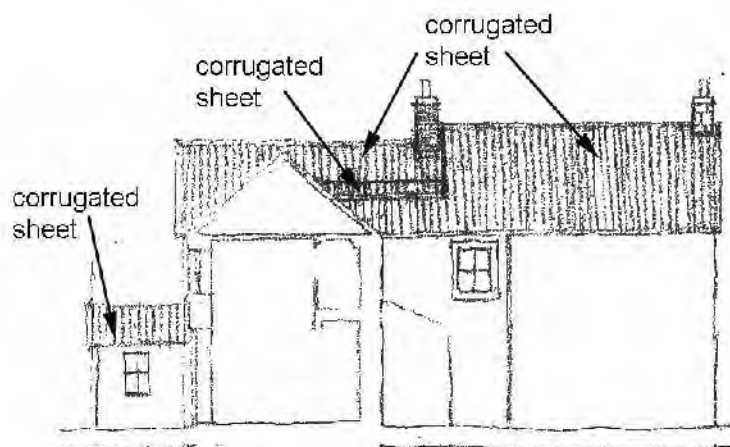


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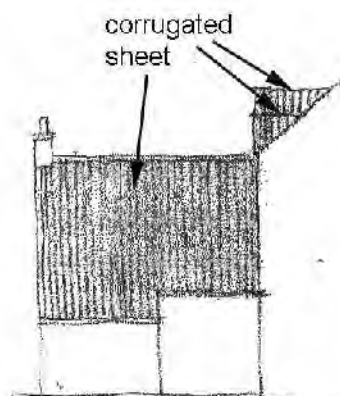


South elevation

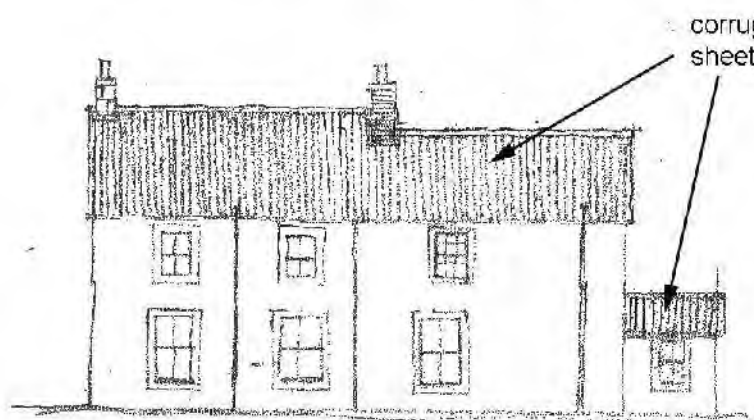
eastern extension



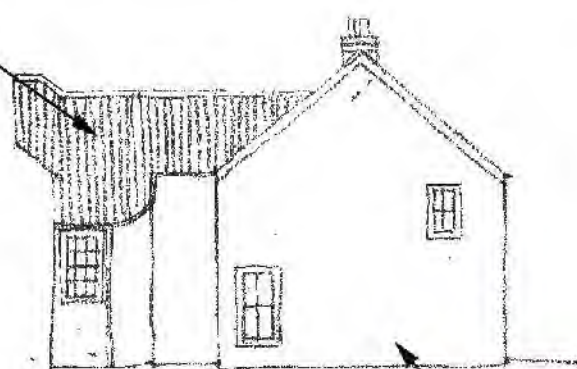
East elevation of West wing



North elevation of eastern extension



West elevation of West wing



North elevation

West wing

NOTES

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REVISIONS

REV	NOTE / DRAWN BY	DATE
2	note 1 [3] e.v. changed from natural slate to corrugated sheet	31/10/18

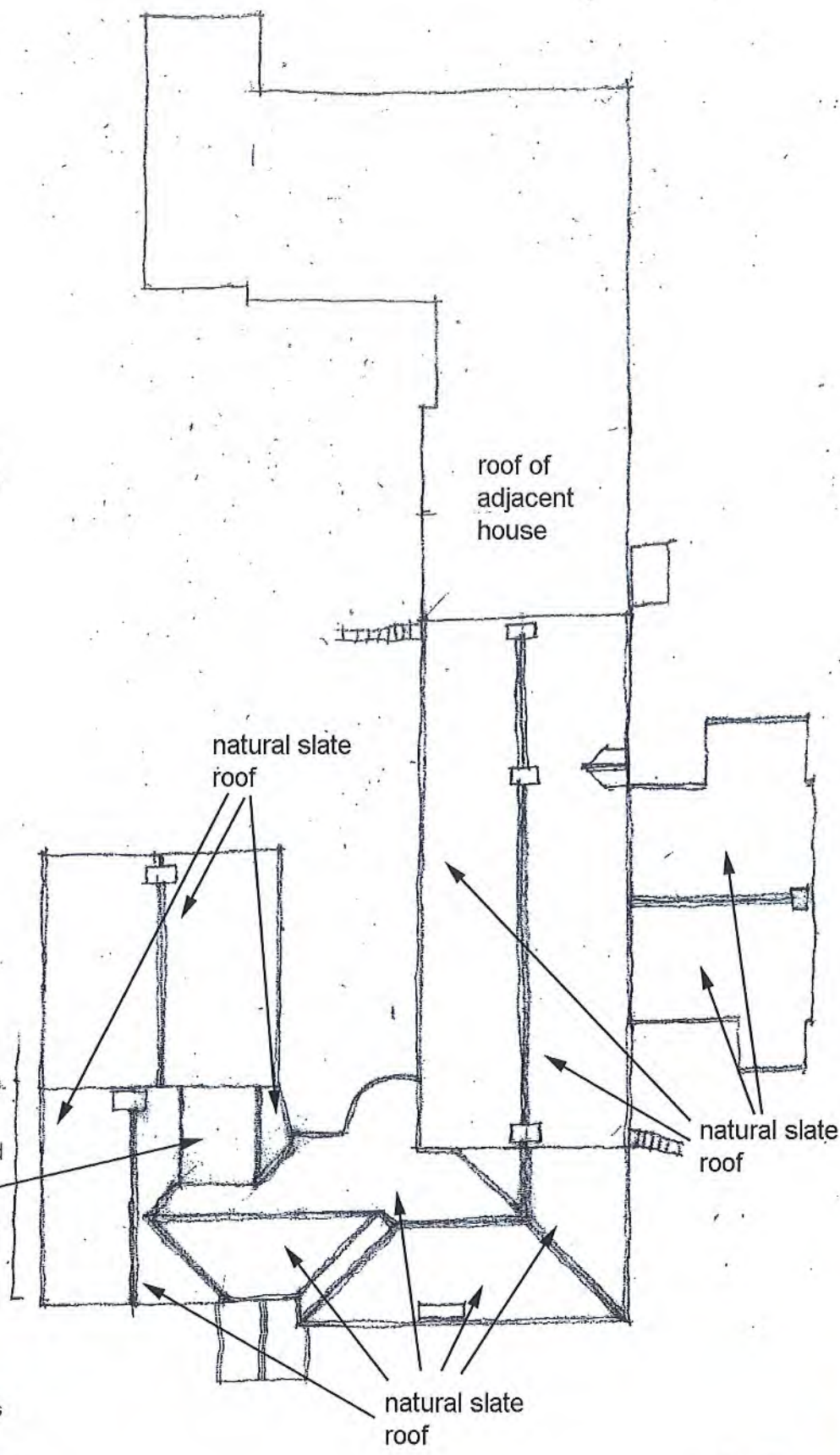
corrugated sheet material and colour to be confirmed with planning authority

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PROJECT TITLE
Wester Parkhead Farm
CLIENT
Farmcare Trading Limited
DRAWING TITLE
Elevations 2 - proposed
SCALE
1:200@A4
DRAWING NUMBER
DHRU 364337 pl-03a
DRAWING STATUS
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REVISIONS

REV	NOTE / DRAWN BY	DATE
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PROJECT TITLE
Wester Parkhead Farm

CLIENT
Farmcare Trading Limited

DRAWING TITLE
roof plan - existing

SCALE 1:200@A4 PAPER SIZE A4 DRAWING NUMBER DHRU 364337 REVISION ex-03

DRAWING STATUS
planning

DRAWN BY ML CHECKED BY DATE 040618



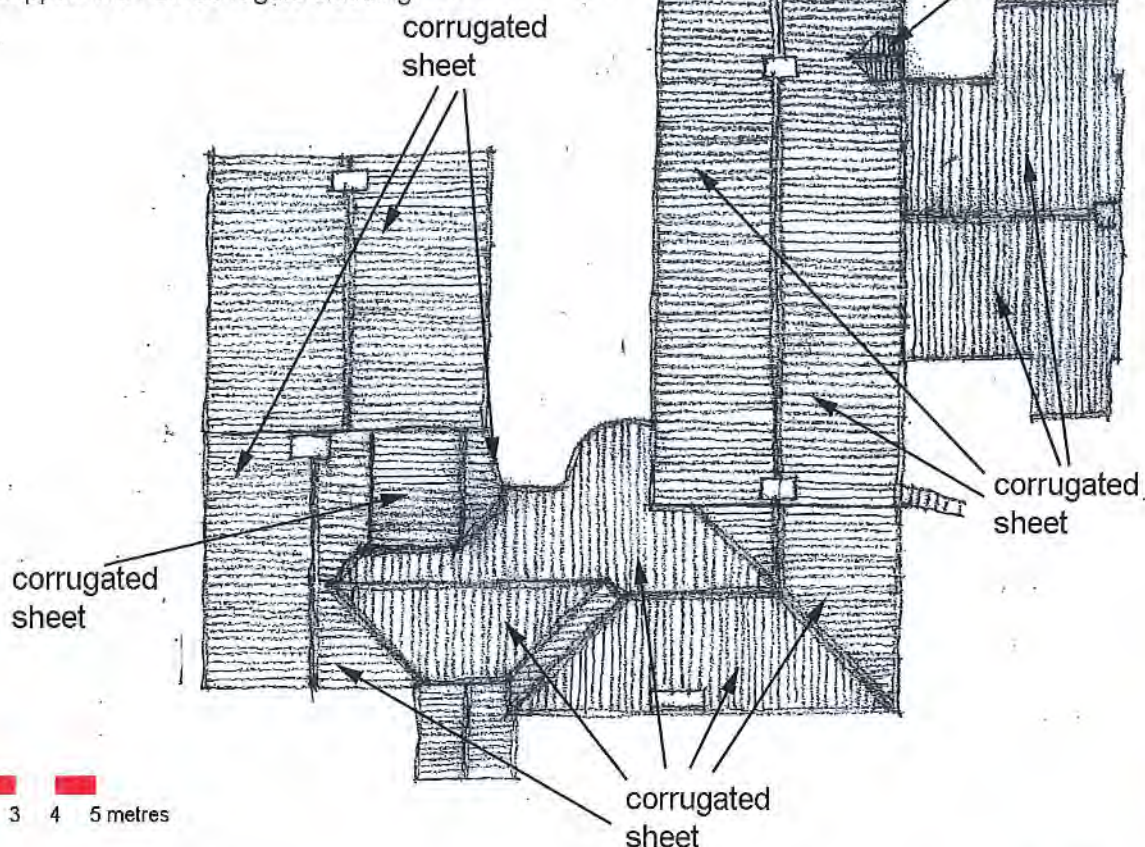
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bat mitigation - specifically entry points to be confirmed with bat consultants

corrugated sheet material and colour to be confirmed with planning authority

bitumastic dpc to be used to ensure waterproof junction between masonry chimney stacks/abutments and new corrugated roofing material.

existing roofing slates, lead roof, rooflights and dormer to stay in tact except where it is necessary to create holes though the existing cladding material to allow for new fixings for the overlaid purlins being fitted to support the new corrugate cladding



0 1 2 3 4 5 metres

NOTES

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REVISIONS

REV	NOTE / DRAWN BY	DATE



PROJECT TITLE
Wester Parkhead Farm

CLIENT
Farmcare Trading Limited

DRAWING TITLE
roof plan - proposed

SCALE 1:200@A4 PAPER SIZE DHRU 364337 REVISION pt-01

DRAWING STATUS
planning

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Maintenance Issues

Corrugated iron buildings are particularly susceptible to damage from grass or other build up of soil / garden vegetation growing against the sheets and trapping moisture which accelerates corrosion. A sound understanding of the building is required. Entirely prefabricated buildings may have a visible manufacturers nameplate which could lead to a search of archive catalogues for referencing. Cleaning gutters and general maintenance is particularly serious with corrugated iron structures as decay can happen quickly. Groundwater splashing onto walls also accelerates decay.

Junction details, where ventilators and windows etc. have been inserted are problem areas. A good seal is difficult to achieve in the original construction and associated sealing materials often wear down and do not perform effectively

Corrugated iron roofs may also be found to overlie gabled or other structures, retained for the insulation value of the roof or an intact traditional roof frame which is worthy of preservation. Corrugated iron has been the armour of many vernacular buildings.

Corrosion

Since all metals corrode, the primary problem in dealing with corrugated iron is attempting to slow down the rate of corrosion. Corrosion can lead to coating loss, loss of structural strength or integrity, and serious corrosion of the iron can lead to the complete loss of the sheets.

Since the sheets are not permeable to moisture, condensation is a problem, and wetting and drying cycles remain, the primary cause of decay – internally and externally. The quality of early galvanising was variable. This often fails, resulting in an oxidised surface (rusted appearance) whilst, in aesthetically pleasing for many due to its natural colouration. In many cases the rusted roofs are seen as an integral part of the rural landscape. Rainwater run off over the rusty sheets onto masonry can be a problem. Where exposed stone is marked in this way the staining is virtually impossible to remove.

Coating Failure

Coating failure is common on galvanised corrugated iron sheets. It is important to retain the original sheets as, in many cases, the matching profiles and sizes may be no longer available. It is technically feasible to re-galvanise existing sheets, and to patch repair them in some cases, although the thin gauge of metal makes this difficult to achieve.

It is inadvisable to install new sheets directly on top of existing corroding sheets. This will trap moisture and accelerate corrosion of the new sheet by creating a corrosion cell. Moisture movement and entrapment by capillary action between the sheets is also likely.



Accelerated corrosion by overlying sheets and causing capillary action

of an experienced professional should be sought to ensure that this does not place undue stress on other components.

Firms experienced in the repair of traditional ironwork should be employed, but it should be appreciated that few will have experience of working with corrugated iron. Sheet metal workers who are sympathetic to the historic qualities of the material and possess a knowledge of how it performs may also be considered.

Painting

Over painting sheets should follow traditional practice. It may be possible to identify the original paint on existing ironwork and other local examples might provide an indication of the original colour. The use of oil lead for roofs and walls was common. This material is still available and in use does not require statutory consent to use. Green and red colours were fairly commonly applied, as were cream and browns in the twentieth century.

Any repairs should follow the philosophy of the minimum intervention necessary to reduce the loss of historic material. Wholesale dismantling may be required for full repairs, and the services



INFORM

INFORMATION FOR HISTORIC BUILDING OWNERS



The House (5/10) Produced from sustainable sources

Useful contacts

Historic Scotland, Longmore House,
Salisbury Place, Edinburgh, EH9 1SH
0131 668 8600
www.historic-scotland.gov.uk

Historic Scotland Technical Conservation
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Conservation Bureau & Technical Enquiry
Service, 0131 668 8668
hs.conservations.bureau@scotland.gov.uk

Historic Scotland TCRC Resource Centre,
0131 668 8642
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Projects Team:
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Historic Scotland Inspectorate:
HS.inspectorate@scotland.gov.uk

Further reading and Information

Scotland's Listed Buildings: What Listing Means
to Owners and Occupiers,
Historic Scotland (2006) Free publication
<http://historic-scotland.gov.uk/index/publications/publications.htm>

The Scottish Ironwork Foundation
Visit <http://www.scottishironwork.org>

INFORM: Boundary Ironwork – A guide to
re-instatement

INFORM: Iron Gates and Railings
Historic Scotland, 2005

Technical Advice Note 29 – Corrugated Iron and
Other Ferrous Cladding
Historic Scotland, 2004

Achurs, J and Ashurst N, 1988, Practical
Building Conservation, English Heritage,
Technical Handbook, Vol. 4, Metals, Adhesives
Gower Technical Press



Principal author: David S Mitchell
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Care and Maintenance of Corrugated Iron



Introduction

With a pedigree of almost two hundred years corrugated iron is a much undervalued material that was used extensively in traditional construction. The material is relatively light, portable and its adaptability means that it was often used to replace or cover a thatch roof or construct a large agricultural or industrial building. This INFORM provides some historical background, and addresses the physical properties of the material and its uses. It also covers the conservation, repair and maintenance of corrugated iron in a variety of situations.

The architectural iron industry in Scotland was world leading at the end of the 19th century, and corrugated iron was extensively used as a construction material. Scottish firms such as Robertson and Lister, A J Main, and William Bain and Co developed their specialism in the manufacture of iron building components and entire buildings using corrugated iron.

Materials

Corrugated iron was patented in 1828 with corrugations made in flat iron sheets by passing the thin plates through rollers to provide rigidity and additional structural strength. Until the 1920s corrugated sheets were manufactured by a broad range of ironworkers in various lengths, usually up to a maximum of ten feet. Sheet thickness varied from around 0.5mm to 1.5mm depending on the application. Galvanising of the iron with zinc became increasingly common at the end of the 19th century.

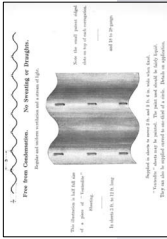
Sheet pitch and profiles

A wide variety of pitches was available, with standard dimensions varying from 25 – 153mm. For domestic purposes, a 76mm (3 inch) pitch was common. A range of profiles were manufactured, with firms such as FW Batby developing their own branded lines.

Coatings

A range of coatings was employed to protect corrugated iron from the elements. Oil (usually linseed) based paints were used extensively in conjunction with red lead paint, with pitch and bitumen to a lesser extent. The galvanising process involved the iron sheet being dipped into a bath of molten zinc to form a protective layer on the metal surface. The zinc coating chemically protected the iron from corrosion.

There were a number of patented 'rustless' coatings, developed in the late nineteenth and early twentieth centuries then formed protective oxide layers on the surface of the metal and were often known as the Buff process after the inventor.



Construction details and techniques

Supplied in a range of sizes and profiles corrugated iron was frequently used for roofing and walling, and to a lesser extent for fencing and other innovative uses.



Typical farm worker shed

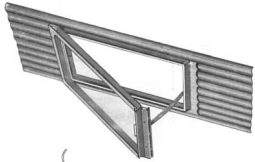


Galvanised corrugated iron, usually facing

Manufacturers quickly developed other components that allowed them to construct a building from a frame and corrugated sheet. This included ridging details, ventilators and windows. The retention of these pieces is especially important as most cannot be sourced now.



"Eclipse" Corrugated Ridging.



No. 81. Spring or Opening Light.

Specialist fixings were required to suit the corrugated sheets, including hooks and bolts (usually galvanised) with specially shaped washers with which to effect watertight seals – particularly on varying profiles. Where these remain, they should be carefully saved, cleaned and set aside for reuse.

Galvanized Bolts, Nuts and Washers.

	Size,	Per Gross,
	$\frac{1}{4}$ in. $\times$ $\frac{1}{2}$ in.	4
	$\frac{1}{2}$ in. $\times$ $\frac{3}{4}$ in.	4
	$\frac{3}{4}$ in. $\times$ $1\frac{1}{4}$ in.	4
	1 in. $\times$ 2 in.	4

Re-roofing of Wester Parkhead Farmhouse, Blairgowrie

Planning Supporting Statement



Reroofing of Wester Parkhead farmhouse, Blairgowrie

Planning Supporting Statement





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Reroofing of Wester Parkhead farmhouse, Blairgowrie

Planning Supporting Statement



Reroofing of Wester Parkhead farmhouse, Blairgowrie

Planning Supporting Statement



1. Background

In Summer 2016 a pre-application letter was submitted under reference 16/00416/PREAPP for the demolition and replacement of the farmhouse at Wester Parkhead. The enquiry articulated our view that the main farmhouse is not worthy of retention and is not capable of rehabilitation at an economic cost.

Two years on from our enquiry, the situation remains the same, with the cost of conversion likely to be more than a sale under present local market conditions. In the circumstances, in order to safeguard the built fabric of the house until market conditions change (and given the passage of time), we are now seeking approval for replacement of the current roof with simple roofing sheets. This would seem to be a neat solution that will not have a jarring impact on the appearance of the building but which will ensure the building remains wind and water tight.

The reason for submitting this application is that the current Permitted Development Order does not allow for works consisting of any alteration to the roof of a dwellinghouse. While there will be no change to the pitch or structural integrity of the roof, it is recognised that the proposals will alter its existing appearance.

2. Site

The proposals site lies approximately 3 kilometres south-east of Blairgowrie and is part of a small complex of mostly residential buildings associated with the farm at Parkhead. The whole complex extending to 1.22 acres, is enclosed by a good quality sandstone, random rubble wall which contains the main farm house, a smaller cart-shed and ancillary buildings which appear to date from around 1900 judging by examination of the relevant historic Ordnance Survey maps. Historic Environment Scotland's pastmap website shows that the property at Wester Parkhead is not subject to any historic environment designations.

On approach to the site from Blairgowrie and the north, the complex is characterised in large part by the mature broad-leaved and coniferous trees that have been planted throughout the walled area. In terms of initial glimpses of the built ensemble, the side walls and roof of the ancillary buildings and cart-shed are the main components, with little visible of the main farmhouse to the rear. If approaching from the south, all views of the buildings are obscured by thick rhododendron cover and by further broad-leaved and coniferous trees. In reality, the buildings are unseen from the south until one is directly alongside the walled enclosure. Finally on approach from the less used route from Easter Parkhead to the east, the roof of the house can be seen from distance, although intermittent planting along the road means that this view is interrupted at several points.

The fact that the proposed development will take place on the roof of the building, necessitates the need to search for bats. Accordingly a two-stage bat survey has been undertaken this summer, and a bat survey is submitted as part of this application. The architect's plans have been informed by the survey and relevant plans have been annotated to show how impact on bats can be mitigated by design.

3. Proposed Development

As set out in the background section, the proposal is simply to remove the existing slates from the roof where these still remain in place, and to then replace these with standard roofing sheets on top of the rafters and ridge board. The colour of the sheets can be determined through a planning condition, although a recessive colour would seem to be most appropriate for the building.

4. Planning Policy

It is not considered that the Adopted Perth and Kinross Local Development Plan (2014) contains any policies that are immediately relevant to this proposal as it will only result in a change to the appearance of the roof of the farmhouse.

While the Adopted Local Development Plan includes policy PM1 'Placemaking', it is considered that this really relates to completely new build development rather than to alterations to existing buildings. Where there may be some relevance is the phrase "the design, density and siting of development should respect the character and amenity of the place". In this regard, the use of roof sheeting is a technique that is often employed as a low-cost solution to ensure that a stone-built building remains wind and watertight. Accordingly there are a great many examples of such roofing being used across rural Perthshire especially in an agricultural context. It is considered that the character and amenity of the surrounding area will therefore not be adversely affected should this measure be taken here.

5. Bats

Given the works to re-roof the building may impact on resident bats and/or breeding birds, a Bat Survey and Report was commissioned and forms part of this application. The conclusions of the Report are that only small, non-maternity roosting bats (one pipistrelle and one brown, long-eared bat) were found in the property. In accordance with the relevant bat mitigation guidelines, this means that the property is of low conservation significance.

Nevertheless, appropriate bat mitigation techniques should still be employed, and to this end the Bat Survey Report is accompanied by a Bat Mitigation Strategy. In this case the Strategy extends to the following, all of which will be implemented as part of the proposed development:

- ensuring that any construction works avoid the active bat season (May to September)
- retention/reinstatement of access points for bats to the roof in the proximity of the roost sites
- Erection of a Vincent Pro Bat Box within 30 metres of the building



6. Conclusion

At present the main farmhouse is considered to make only a very limited contribution to the landscape given it is visually lost behind both the cart-shed and the established landscaping on each of the principal road approaches to the site. This situation exists in all seasons given the presence of rhododendron and so many coniferous trees. The proposal to reroof the building proposed is therefore considered to be a reasonable and pragmatic response to the situation facing the owners of the building, and is not contrary to the current Adopted Local Development Plan.

Reroofing of Wester Parkhead farmhouse, Blairgowrie

Planning Supporting Statement



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Bat Survey report

Wester Parkhead House

05/07/2018

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1.EXECUTIVE SUMMARY

- 1.1. This document describes the results of bat activity surveys undertaken in May and June 2018 at Wester Parkhead House, southeast of Blairgowrie in Perthshire. Prior to the submission of a planning application, regarding the replacement of the existing roof coverings, it is necessary to identify the potential for the proposed works to impact upon any bat or bird species that may be present within the site. The survey included a full inspection of the building to be impacted by the proposed development in conjunction with two dusk emergence surveys and one dawn swarming survey.
- 1.2. The results of the current surveys have established the presence of non-breeding roost sites for soprano pipistrelle and brown long eared bats within Wester Parkhead House. Following a total of two dusk emergence surveys and one dawn swarming survey the largest number of bats recorded roosting within the site was seven. In accordance with the Bat Mitigation Guidelines (Mitchell-Jones 2004) small non-breeding roosts of common species are of low conservation significance.
- 1.3. The proposed works will involve the removal of the existing slate coverings and replacement with corrugated bitumen roofing sheets to make the property water and windproof. The sheets will be tightly fitted to the existing sarking boards and sealed along the ridge. Without mitigation the proposed works will invariably result in the destruction/disturbance of the existing roost sites. Therefore, it will be necessary to obtain a derogation licence from the Scottish Natural Heritage Species Licensing Team before the planned renovation works can take place. Currently, licences take 6-8 weeks to be issued, so application should be made in good time.
- 1.4. A mitigation plan is presented that will compensate for the loss of roost sites within the property and allow continued use of the site by bats.
- 1.5. Active swallow's nests are abundant throughout the site. All species of bird are protected when nesting under the Wildlife and Countryside Act 1981, as amended. A full species protection plan for breeding birds is presented in **Appendix 6**.

2. INTRODUCTION

BACKGROUND

- 2.1. This document describes the results of bat activity surveys undertaken in May and June 2018 at Wester Parkhead House, southeast of Blairgowrie in Perthshire (see Figures 1 & 2). Prior to the submission of a planning application, regarding the replacement of the existing roof coverings, it is necessary to identify the potential for the development plans to impact upon the current wildlife interest of the structure. Those species which receive protection under national and/or European wildlife legislation, and which are most frequently encountered within old buildings and barns, include numerous bat and bird species (see **Appendix 1** for further details).
- 2.2. The current survey included a full inspection of the building in conjunction with dusk emergence and dawn swarming surveys.
- 2.3. The primary aims of the survey were:
- To assess the potential use of the building by bats and birds.
 - To indicate any further survey requirements.
 - To provide guidance in relation to protected species and the proposed development.

3. METHODS

TIMING

- 3.1. All work was carried out by a licensed bat ecologist (Dr. Barry Nicholls - Licence number: 21625) in conjunction with five trained field assistants. Timing of surveys and weather conditions are shown in **Table 1**.

Table 1. Timing and weather conditions for surveys at Wester Parkhead House.

Survey	Date	Sunset/Sunrise	Weather
Building Inspection	12 th May 2018 9 th June 2018	n/a	Fine and dry
Emergence Survey	12 th May 2018 9 th June 2018	Sunset – 21:13 B.S.T Sunset – 21:55 B.S.T	12°C 0.4m/s 16°C 0.2m/s
Dawn swarming Survey	23 rd June 2018	Sunrise – 04:26	12°C 0.2m/s

SURVEY METHODOLOGY

BUILDING INSPECTION

3.2. All buildings were examined externally using close-focusing binoculars and a high-powered torch where necessary. Where appropriate a ladder (4.75m) was used to carefully inspect flat roofs and gutters for evidence of bats. Signs of bats commonly found during an external search are:

- Droppings – typically found on the ground beneath roof exits, adhered to walls or on flat surfaces such as windows.
- Urine spots on window glass and other smooth surfaces.
- Fur oil stains, indicating a roost entrance.

3.3. The buildings were also examined with respect to features that have the potential to be used as roosts or access points into the building. Such features include:

- Holes in walls, pipes, gaps behind window frames, lintels and doorways.
- Cracks and crevices in stonework and brickwork.
- Gaps between ridge tiles and ridge and roof tiles, usually where the mortar has fallen out.
- Gaps between lintels above doors and windows.
- Broken or lifted roof tiles.
- Lifted lead flashing around chimneys, dormer windows, roof valleys and ridges and hips or where lead flashing replaces tiles.

- Gaps between the eaves, soffit board and outside walls.
- Gaps behind weatherboarding, hanging tiles and fascia boarding.
- Suitable entry and exit points around the eaves, soffits, fascia and barge boarding and under tiles.
- The presence of cavity walls and rubble-filled walls.
- Bat droppings on the ground, ledges, windows, sills or urine on window-sills.

3.4. Full access was available to the interior of the buildings and all roof voids. Therefore, a thorough interior search was carried out using a high-powered torch and endoscope where necessary. Within the roof voids particular attention was paid to:

- All beams for free-hanging bats.
- Droppings beneath the ridge and hip beams of the roof and junctions between the two.
- Droppings, urine staining on and at the base of dividing walls, gable end walls and around chimney breasts.
- Droppings, urine staining and corpses on, under or in materials or boxes stored in the roof.
- Corpses in uncovered water and header tanks or other containers in the roof.
- Scratch marks and characteristic staining from fur oil on timber and walls.
- Access to cavity or rubble-filled walls.
- Cool areas suitable for torpor or hibernation.

DUSK EMERGENCE AND DAWN SWARMING SURVEYS

3.5. Following the daylight inspection a dusk watch was maintained in the vicinity of any potential roost sites starting one hour prior to sunset (see **Table 1**). The survey continued until light levels prevented an accurate assessment of emergence behaviour (approximately one hour after sunset). Throughout the survey, bats were identified in flight using a frequency division bat detector (Batbox Duet) linked to a high-resolution digital sound recorder (Edirol R-09). The calls were later downloaded to a computer and analysed using wave analysis software (Batsound Pro, Pettersson, Sweden), this allowed accurate identification to species level. The time of contact, direction of flight and behaviour of all bats was recorded. Following the same methodology a dawn survey was carried out two-hours prior to dawn (see **Table 1**) until it was fully light. Upon returning to their roosts at

dawn, bats engage in characteristic swarming behaviour, circling around roost entrances for up to 30 minutes. This distinctive behaviour facilitates the identification of species and the accurate location of roosts at this time.

BARN OWLS AND OTHER NESTING BIRDS

3.6. A thorough search of the building was undertaken for any evidence of barn owls, for example, droppings, (faeces), inside or on the outside of the building, pellets, (regurgitated prey remains), moulted feathers, and nest sites. In addition, the building was also examined in detail in terms of potential places of access for barn owls, (existing openings in the intact fabric of the building such as windows, or holes in windows, walls, roofs, etc., due to disrepair). Further, on the basis of experience, suitable sites for roosting birds, (e.g. beams in secluded parts of the roof-space), or for nesting birds, (e.g. disused water tanks, accessible voids behind boarding on the underside of eaves, etc.), were searched for and, as necessary, examined. These searches were facilitated by the use of suitable binoculars and torches, and as necessary all suitable areas were accessed.

4. RESULTS

SITE DESCRIPTION

4.1. Wester Parkhead House is a large two-storied farmhouse forming part of Parkhead Farm approximately 3km southeast of the town of Blairgowrie in Perthshire (see **Figures 1 & 2**). The Wider environs are largely sub-optimal for bats, comprised of intensively managed agricultural land, with foraging and commuting habitat restricted to mature hedgerows and tree lines along roads and field margins. However, the Farm is bordered to the immediate south and east by a patch of mature mixed woodland and the riparian woodland along The River Eicht and Monkmyre Burn (only 700m to the north and 600m to the south respectively) offers ideal foraging habitat for bats. Riparian woodland is typically replete with insects and as such is a key habitat for many bat species. *Pipistrellus pipistrellus*, *Pipistrellus pygmaeus* and *Myotis daubentonii* show a clear preference for this type of foraging habitat and the mixture of water, woodland, open areas and edge habitat, in the immediate vicinity of the site offers suitable foraging habitat for all of Scotland's resident bat species.



Figure 1. Aerial photograph of Wester Parkhead Farm and wider environs. The site is outlined in red and shown in more detail in Figure 2.



Figure 2. Aerial photograph of Wester Parkhead Farm. The proposed works will involve the replacement of the roof coverings of Wester Parkhead House, all other buildings within the farm will be retained unmodified.

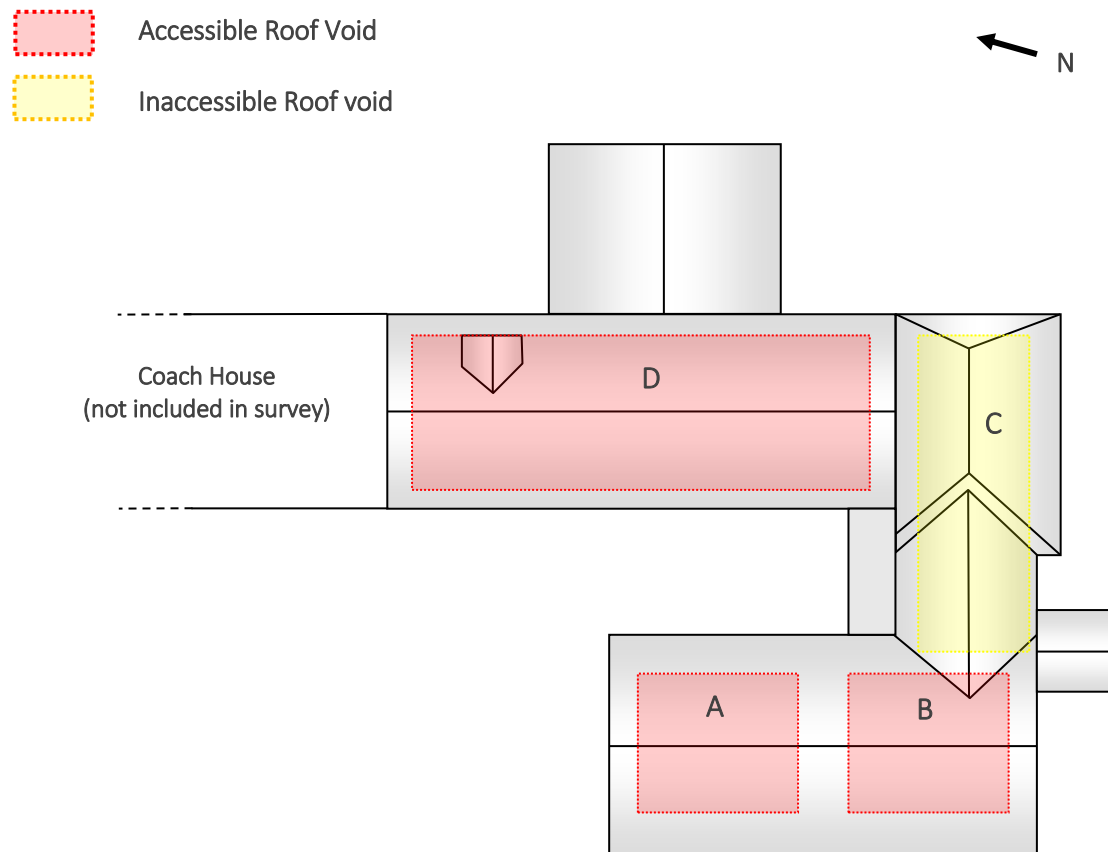


Figure 3. Rough schematic of Wester Parkhead House. The location of all roof voids have been highlighted and labelled A-D.

BUILDING INSPECTION

- 4.2. The site at Parkhead Farm comprises Wester Parkhead House, a traditional Coach House and associated cottage (see **Figures 2 & 3**). The proposed works will only involve alterations to the roof coverings of Wester Parkhead House and as such the Coach House and cottage were not included in the current survey. However, due to the proximity of these buildings surveyors took note of any bat activity within the entire site during the subsequent dusk emergence and dawn swarming surveys.

Wester Parkhead House – External Inspection

- 4.3. Wester Parkhead House is large two-storied farmhouse arranged in a broadly U-shaped plan (**Figures 4-6**). The building is stone built, with some later brick additions, and coated in whitewashed render across the northern, western and southern elevations, with exposed stonework on the eastern elevation. The roof structure is fairly complex with a series of hipped and pitched roofs lines with grey slate. The external stonework and render is in reasonable condition and tightly sealed (**Figure 7**). However, the roofs of the property

are in extremely poor condition and in a state of partial collapse (**Figure 8**). As would be expected for a rural building of this age there are numerous locations across the external fabric of the building that could be exploited by roosting bats:

- Washed out mortar beneath the bargeboard on some of the gables (Figure 9).
- Numerous raised and missing slates (**Figure 10**).
- Large sections of missing slates which have resulted in significant damage to the underlying sarking leaving large holes providing direct access to the building interior (**Figure 11**).
- Large gaps beneath the flashing along the ridge (**Figure 12**).



Figure 4. Wester Parkhead House – northwest elevation.



Figure 5. Wester Parkhead House – southern elevation.



Figure 6. Wester Parkhead House – eastern elevation.



Figure 7. The majority of the external render is in good condition, and tightly sealed with no potential roost sites for bat species.



Figure 8. Some sections of the roof are in poor condition and continued water ingress has left the roof timbers badly rotted and in a state of partial collapse.



Figure 9. Washed out mortar beneath the bargeboard on the northern elevation provides a potential access point to the roof void.



Figure 10. Gaps beneath slates provide access to spaces between slates and sarking – a common roost sites for crevice dwelling bat species.



Figure 11. Some sections of the roof are in poor condition and continued water ingress has left the roof timbers badly rotted and in a state of partial collapse.



Figure 12. The void beneath ridge flashing is a common roost site for pipistrelle species.

Wester Parkhead House – Internal Inspection

4.4. The ground and first floor of the property comprise typical residential accommodation and no features were identified that would provide potential roost sites for bats (**Figure 13**). However, the complicated roof structure of Wester Parkhead House includes a variety of roof voids beneath the pitched and hipped roofs. To facilitate interpretation of the results all roof voids have been labelled A - D in **Figure 3**. All efforts were made to access the roof voids; however, in some cases (roof void labelled C) the poor condition of the roof void made access impossible due to health and safety concerns.

Roof Void A

4.5. This is a small square roof void bisected by a number of vertical supporting struts (**Figure 14**). The roof void has an apex height of approximately 1.5m and is lined with wooden sarking throughout. Despite a thorough inspection there was no evidence to indicate that bats have ever been present within this area.

Roof Void B

4.6. This is a small square roof void bisected by a number of vertical supporting struts (**Figure 15**). The roof void has an apex height of approximately 1.5m and is lined with wooden sarking throughout. However, continued water ingress has left the majority of the sarking and joists badly rotted and despite a thorough inspection there was no evidence to indicate that bats have ever been present within this area.

Roof Void C

4.7. This roof void stretches the length of the southern section of the house and is in extremely poor condition. The roof coverings above this section are in a state of partial collapse and no safe access was possible. However, this roof void could be partially viewed using binoculars from roof void B and, from this location, there was no evidence to indicate that bats were present and the condition of the roof coverings (damp and rotten) would appear to be sub-optimal for roosting bats.

Roof Void D

4.8. This is a long, linear roof void (apex height approximately 2m), collar beamed and lined with wooden sarking throughout (**Figure 16**). Immediately upon entering the roof void it was clear that bats were present, there was a distinct 'batty' odour and droppings were liberally scattered atop the insulation beneath the central ridge (**Figure 17**). The shiny and granulated appearance of the droppings clearly identified them as brown long eared droppings and although hundreds of droppings were present the vast majority were old and discoloured (>1yr old) and only an estimated 40-50 fresh droppings were identified.

4.9. A total of six brown long eared bats were subsequently found roosting in individual locations within the roof void within the roof void (see **Figure 18**). All bats were carefully

removed from the roost by hand and their reproductive condition assessed (according to Racey 1974). The small roost comprised five males and one non pregnant female. Pregnant bats can be identified by gentle palpation of the abdomen. Individual bats were handled for no more than a few seconds and immediately released. One of the male bats flew briefly within the roof void after being handled before taking up roost atop brickwork on the southern gable end (**Figure 18**). The stonework in this location is stained and coated in droppings and it is clear that bats are exiting the roost site via the gaps atop the wallhead in this location (see **Figure 19**). This location leads directly to a small gap in the exterior render beneath the bargeboard on the southern elevation of the house and the render is clearly stained beneath this location. A similar location was identified on the northern gable and it is predicted that brown long eared bats could exit/access the roof void from either of these locations.



Figure 13. The ground and first floor of the house is in poor condition but does not provide potential roost sites for bat species.



Figure 14. Roof void labelled A in Figure 3.



Figure 15. Roof void labelled B in Figure 3.



Figure 16. Roof void labelled D in Figure 3.



Figure 17. Brown long eared droppings identified within roof void D.



Figure 18. Brown long eared bat perching on the stonework on the southern gable end of the roof void. Droppings can be seen adhered to the stonework in this location and a potential exit point was identified above this location, see figure 19.



Figure 19. A large gap along the wallhead leads directly to a gap in the external render on the southern elevation of the house, see figures 20 & 21.



Figure 20. Exit point for brown long eared bats roosting within roof void D, shown in more detail in Figure 21.



Figure 21. This small section of washed out mortar leads directly to the gap above the wallhead in roof void D (see figure 18 & 19) the render beneath this location is clearly stained.



Figure 22. Exit point for brown long eared bats roosting within roof void D, shown in more detail in Figure 23.



Figure 23. This small section of washed out mortar leads directly to roof void D and provides a potential exit/access point for bat species.

DUSK EMERGENCE AND DAWN SWARMING SURVEYS

4.10. Throughout all activity surveys a total of three species of bat were recorded within the developmental boundary: the soprano pipistrelle (*Pipistrellus pygmaeus*), the common pipistrelle (*Pipistrellus pipistrellus*) and the brown long eared bat (*Plecotus auritus*). However, only brown long eared bats and soprano pipistrelles were ever recorded roosting within Wester Parkhead House and the largest number of bats recorded roosting within the property was seven. The location of all bat roosts is shown in APPENDIX 2 and the most commonly observed foraging and commuting routes are shown in APPENDIX 3.

Dusk Emergence Survey (12th May 2018)

Pipistrelle bats

4.11. Both common and soprano pipistrelle bats were recorded foraging around the mature broadleaved trees that border the site from 21:21. Bats were clearly observed commuting into the site from the south and northeast and were in no way associated with any of the properties on site. However, at 21:32 a single soprano pipistrelle was observed exiting a roost site beneath the flashing on the eastern elevation of the property, roost site shown in **Figures 24 & 25** (see **Appendix 2** for location).

Brown long eared bats

4.12. Brown long eared bats began light sampling within the roof void at 21:14 (labelled D in **Figure 3**) a total of six bats were present and individual bats were observed perching on multiple locations throughout the roof void. At 21:56 a solitary bat was observed exiting the roost via the gap along the wallhead shown in **Figures 20 & 21**, all six bats subsequently exited the roof void via this location, final bat left the roost at 22:21.

Dusk Emergence Survey (9th June 2018)

Pipistrelle bats

4.13. The results of the second emergence survey were very similar to the first. Both common and soprano pipistrelle bats were recorded foraging around the property and were seen commuting into the site along the tree lined roads from the south and northeast; however, no pipistrelle bats were observed or recorded emerging from any location within the site.

Brown long eared bats

- 4.14. During the second visit a total of 6 brown long eared were once again identified with the roof void labelled D in Figure 3. Bats began light sampling within the roof void at 21:51 and a total of four bats were subsequently observed exiting the roost via gaps along the wallhead on the southern gable end (shown in **Figures 20 & 21**). The final two bats were clearly observed exiting the roof void via gaps along the wallhead on the northern gable end (shown in **Figures 22 & 23**).

Dawn Swarming Survey (23rd June 2018)

- 4.15. Bat activity was relatively high within the site with both common and soprano pipistrelles recorded foraging in good numbers above the overgrown garden to the immediate east of the farmhouse (it is estimated that no more than 6 soprano pipistrelles and 2 common pipistrelles were ever present). Brown long eared bats were also record foraging within the patch of mature woodland to the immediate south of the site. Brown long eared bats began swarming around the northern gable end of the house at 03:33 (see **Figures 22 & 23**) and by 03:51 all six bats had been observed entering the roof void via this location. The numbers of pipistrelle bats foraging within the site steadily diminished throughout the survey with bats observed commuting out of the site to the south and northeast. It is likely that the small patch of woodland to the south and east of the property provides an important foraging area for these bats in an otherwise agricultural landscape. However, only a solitary bat was recorded roosting within the property: at 04:03 a solitary soprano pipistrelle was observed entering the roost site identified beneath the flashing on the eastern elevation (**Figures 24 & 25**).
- 4.16. In summary, the results of the buildings inspection and subsequent activity surveys have established the presence of non-breeding roosts for both brown long eared and soprano pipistrelle bats within Wester Parkhead House. The largest number of bats ever recorded roosting within the site was seven.



Figure 24. Soprano pipistrelle roost identified beneath the flashing on the eastern elevation of Wester Parkhead House, shown in more detail in Figure 25.



Figure 25. Only a solitary bat was ever recorded within the roost, see APPENDIX 2 for location.

5. CONCLUSIONS AND RECOMMENDATIONS

PIPISTRELLE BATS

- 5.1. The results of the building inspection in conjunction with dusk emergence and dawn swarming surveys have established the presence of a single roost for soprano pipistrelle bats within Wester Parkhead House. Following a total of two dusk emergence surveys and one dawn swarming survey the largest number of bats recorded roosting within the building was one. The mean colony size for soprano pipistrelle bats in Scotland is 237 and for common pipistrelles 126 (Racey *et al.* 2004). Therefore, In accordance with the Bat Mitigation Guidelines (Mitchell-Jones 2004) a small non-breeding roost of a common species is of low conservation significance.

Pipistrelle bats:

Conservation status – worldwide:

Lower Risk: Least Concern (Hutson et al. 2001).

Conservation status in UK:

Not Threatened (Hutson 1993a). Pipistrelles are the most common and widespread species throughout the UK. There is some evidence from the Annual Bat Colony Survey that their numbers may have declined nationally in the last 50 years, but this is not the case in Scotland.

BROWN LONG EARED BATS

- 5.2. The results of the building inspection in conjunction with dusk emergence and dawn swarming surveys have established the presence of a non-breeding roost site for brown long eared bats within one of the roof voids of Wester Parkhead House. The largest number of bats recorded within the roost was six, comprising five males and a single female. The number and condition of droppings within the roost would indicate that small numbers of bats have occupied this roost site for many years; however, there is no evidence to indicate that a larger colony has ever been present. In accordance with the Bat Mitigation Guidelines (Mitchell-Jones 2004) a small non-maternity summer roost of a common species is of low conservation significance.

Conservation status worldwide:

Lower Risk: Least Concern (Hutson et al. 2001).

Conservation status in UK:

Not Threatened (Hutson 1993a). This is generally considered to be the third commonest bat in Britain after the two widespread pipistrelle species. However, its abundance in relation to species which make less use of houses (such as Daubenton's bat) may well have been overestimated – *P. auritus* almost always roost in roof apices and is therefore easily visible to householders and likely to be reported to conservation organisations.

Proposed Works and Predicted Impacts

- 5.3. Continued water ingress has left the roofs of Wester Parkhead House badly rotted and in a state of partial collapse. To prevent further damage the proposed works will involve the removal of the existing slate coverings and replacement with corrugated bitumen roofing sheets to make the property water and windproof. The sheets will be tightly fitted to the existing sarking boards.
- 5.4. Therefore, without mitigation the proposed works will invariably result in the destruction/disturbance of active roost sites for brown long eared and pipistrelle bats. Therefore, it will be necessary to obtain a derogation licence from Scottish Natural Heritage Licensing Team the before the planned works can take place.
- 5.5. A licence application will be considered on three criteria:
- That there is a licensable purpose for which licenses can be granted. A licence may be granted 'to preserve public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'.
 - That there is no satisfactory alternative to the granting of a licence; and
 - that the action authorised will not be detrimental to the maintenance of the population of the EPS concerned at a favourable conservation status in their natural range.
- 5.6. In accordance with the Bat Mitigation Guidelines (Mitchell-Jones 2004) small non-maternity summer roosts of common species are of low conservation significance. Therefore, any proposed mitigation plan should involve timing all works in the vicinity of roost sites to avoid the active bat season (May till September inclusive) and the retention/recreation of all existing roost sites. A mitigation plan that would ensure no net loss of roosting habitat and would in my professional experience have the highest chance of re-occupation in both the short and long term is outlined in Appendix 4.

BREEDING BIRDS

- 5.7. Swallow's nests are abundant throughout the property and there is evidence that feral pigeons have also been present. All species of bird are protected when nesting under the Wildlife and Countryside Act 1981, as amended. Therefore, mitigation is required to maintain local numbers of these species and to avoid damage or other adverse impacts on active nests. A full species protection plan for breeding birds is presented in Appendix 6.

6. APPENDIX 1

RELEVANT LEGISLATION OF TARGET SPECIES: BATS

6.1. All species of bats and their breeding sites or resting places (roosts) are protected under regulation 39 of the Conservation (Natural Habitats) regulations 1994 (amended 2007 and 2009) and section 9 of the Wildlife and Countryside Act 1981.

6.2. It is an offence to –

- Deliberately capture, injure or kill a bat.
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time).
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat.
- Intentionally or recklessly obstruct access to a bat roost.

6.3. The conservation (natural habitats) Regulations 1994 amendment of 2007/2009 clarifies 'disturbance' of bats as any activity that will impair their ability:

- To survive, breed, or rear or nurture their young.
- In the case of animals of a hibernating or migratory species, to hibernate or migrate.
- To affect significantly the local distribution or abundance of the species to which they belong

6.4. If a known bat roost is to be disturbed or damaged for reasons of development, a European protected species licence must be obtained from Scottish Natural Heritage Licensing Team Landscapes before demolition of the buildings may proceed. Scottish Natural Heritage requires approximately 6-8 weeks to process the licence application - the exact length of time depends on the complexity of the individual case, and the provision of comprehensive information in the application. The application can only be made once detailed planning consent has been obtained. European protected species licences may be issued for the purposes of:

- Preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.

6.5. And in every case, a licence cannot be granted unless:

- There is no satisfactory alternative.
- The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.
- Favourable conservation status' is defined in the Habitats and Species Directive as:
- The sum of the influences acting on the species concerned that may affect the long-term distribution and abundance of its population within the territory.

6.6. It is assessed as favourable when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long term basis as a viable component of its natural habitats, and the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and:
- There is, or will probably continue to be, a sufficiently large habitat to maintain its populations on a long term basis.

7. APPENDIX 2

LOCATION OF ALL BAT ROOSTS IN WESTER PARKHEAD HOUSE

Brown long eared Roost

Numerous locations within roof void

12th May 2018: 6 bats

9th May 2018: 6 bats

23rd June 2018: 6 bats

(Shown in Figures 16-19)

Soprano Pipistrelle Roost

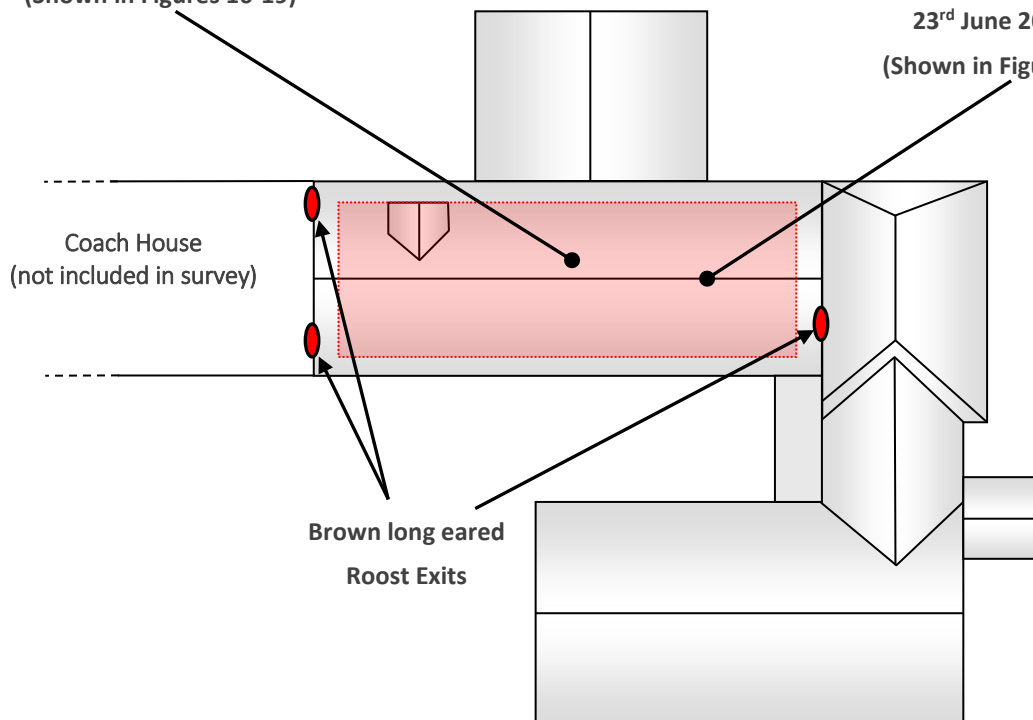
Beneath Flashing

12th May 2018: 1 bat

9th May 2018: 0 bats

23rd June 2018: 1 bat

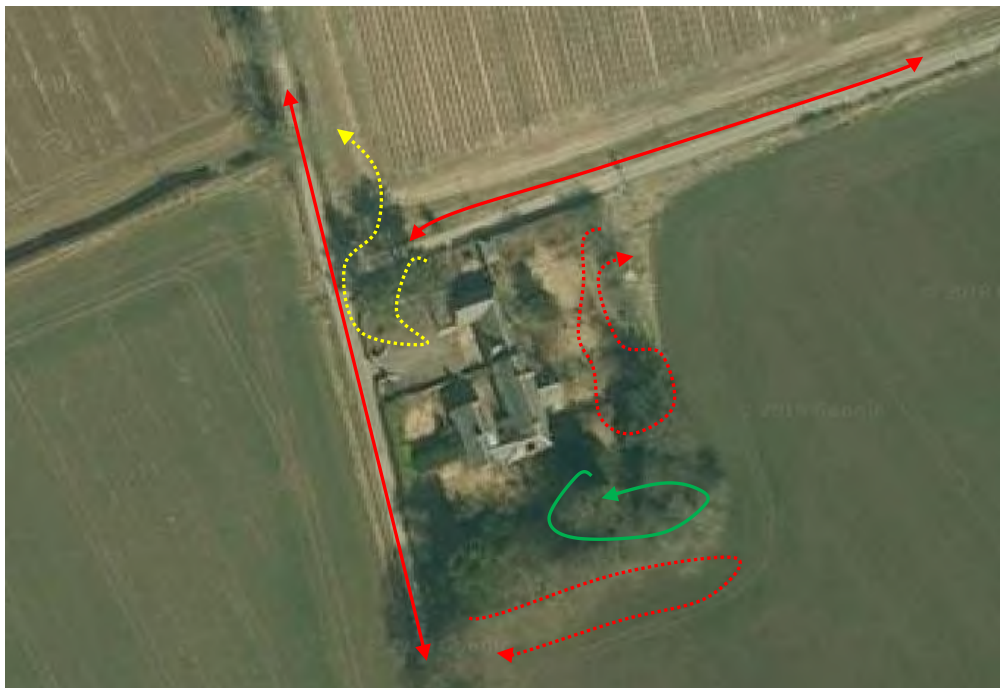
(Shown in Figures 24 & 25)



8. APPENDIX 3

MOST COMMONLY OBSERVED FORAGING AND COMMUTING ROUTES:

-  Soprano Pipistrelle Foraging Route
-  Soprano Pipistrelle Commuting Route
-  Common Pipistrelle Foraging route
-  Brown long eared Foraging route



9. APPENDIX 4

SUMMARY OF BAT MITIGATION STRATEGY

9.1. In order to maintain the favourable conservation status of the local bat population it is proposed that mitigation is provided in the form of careful timing, supervision of the works, and retention/re-creation of all roost sites and access points. The following mitigation strategy accords with current best practice and legislation (Mitchell Jones 2004).

9.2. The implementation of this approach is dependent upon two key points:

- The retention/re-instatement of access points in the proximity of locations where they currently occur.
- All works that directly impact roost sites and access points will be carried out between October 1st and May 1st.

Personnel

9.3. All works where ecological supervision is required (as identified below) should be supervised by Dr. Barry Nicholls MCIEEM, an SNH licensed bat worker (current licence number: 21625) or by an alternative consultant of equivalent experience. All contractors attending the site should be briefed by the ecologist to highlight the potential presence of bats and to emphasise the importance of following the agreed working methods.

Timing

9.4. All works on the roofs and stonework where bat roosts have been identified should be undertaken no earlier than October 1st following a pre-works building inspection to confirm that bats are no longer in occupation.

9.5. Prior to the start of works a site visit should be carried out by a licensed bat ecologist alongside the architect/contractor to identify roost sites and discuss the implementation of access points where identified.

9.6. Prior to the start of works a total of two bat boxes (one 'Improved Crevice' bat box and one 'Improved Cavity' bat box) will be erected on mature trees within 50m of the original roost site. This will ensure that there is a safe location away from the ongoing works to move any bats to that are discovered during the works. These bat boxes will remain on site in perpetuity to provide additional compensation for the loss of potential roost sites within the site.

- 9.7. A pre-works inspection will be carried out by the named ecologist to determine whether bats are still present within the building. The proposed works will only commence once the supervising ecologist is completely satisfied that the risk of bats being present within the building is nil or has been reduced to a negligible level.
- 9.8. Prior to the start of works, the contractors will be briefed on the presence of bats, their legal status and the methodology to be followed within this method statement. A copy of this method statement together with the licence will be available on site at all times.
- 9.9. Any works on the roofs or on stonework in the vicinity of identified roost sites will be carried out under supervision by the named ecologist and a thorough inspection will be undertaken of the wall plates and any cavities that are exposed. The removal of roofing materials will be closely supervised by a licensed bat ecologist working alongside the roofing contractors. Any bats found during the inspection will be captured by the named ecologist using thin-gloved hands or a hand net, placed in a draw-string cloth bag and re-located to one of the pre-installed bat boxes.
- 9.10. A non-breeding roost for brown long eared bats was identified within one of the roof voids of Wester Parkhead House. The slates above this roof void will be completely removed and replaced with corrugated bitumen roofing sheets. The sheets will be tightly fitted to the existing sarking and sealed along the ridge to ensure that the roof void is wind and water tight. However, the existing access points, identified between the stonework and bargeboards at either gable, will be retained unmodified (see APPENDIX 5). The replacement of the slates with roofing sheets is unlikely to have any significant impact on either the light or thermal regime within the roof void and it is anticipated that brown long eared bats will continue to use this space with minimal disturbance. However, to enhance the existing access into the roof void a new louvered opening will be installed on the face of the dormer window on the eastern elevation (see APPENDIX 5 for location).
- 9.11. A non breeding roost for soprano pipistrelle bats was identified beneath the lead flashing above the roof void where the brown long eared roost was identified. The proposed works will invariably result in the destruction of this roost site. However, the corrugated bitumen roofing sheets will be fitted directly onto the existing sarking resulting in a myriad of potential roosting chambers for crevice dwelling bat species across the roofs of the property.
- 9.12. To provide further compensation for the loss of this roost site a Vincent Pro bat box will be erected on a mature tree within 30m of the existing roost site (see **Figure A4.1**). The Vincent Pro bat box is a relatively new bat box that was designed by Collin Morris, based on a tried and tested design from the Vincent Wildlife Trust. The box features three vertical chambers of different sizes, providing ideal roosting space for a variety of species and is proven with seven UK species: Barbastelle, Leisler's, common pipistrelle, soprano pipistrelle, brown long-eared, Natterer's and whiskered bat. Given the abundance of crevice dwelling bat species in the immediate vicinity of the site this design provides

sufficient compensation for the loss of the existing roost site and has a high chance of discovery and occupation in both the short and long term.

9.13. If any timber treatment is required then timbers will only be treated with chemicals approved for use in bat roosts:

<http://publications.naturalengland.org.uk/file/4802540>

9.14. Security lighting will not be installed near to or overhanging roost access points

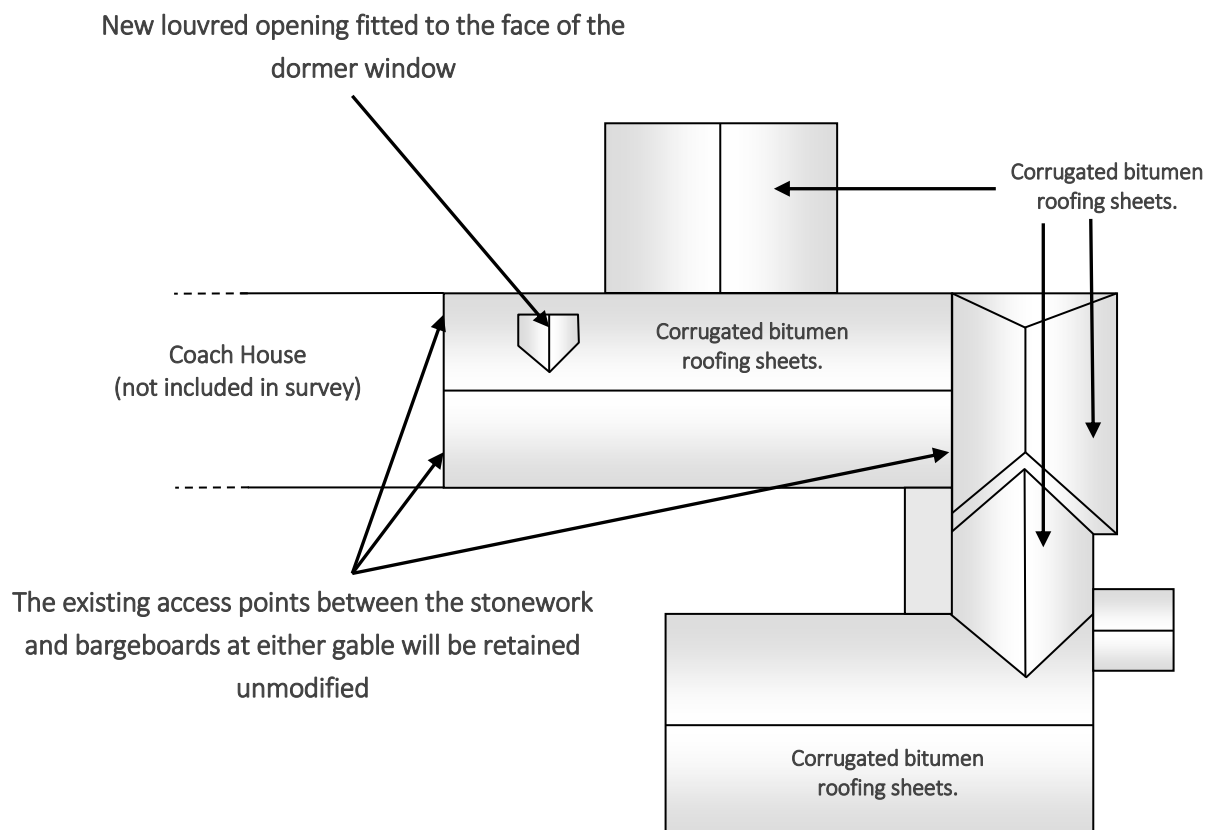


Figure A4.1. Vincent Pro bat box.

10. APPENDIX 5

SITE LAYOUT AS PROPOSED SHOWING LOCATION OF MITIGATION:

Roof Plan as Proposed:



11. APPENDIX 6

BREEDING BIRDS — SPECIES PROTECTION PLAN:

LEGISLATION

11.1. The Wildlife and Countryside Act 1981 (WCA) provides protection for all birds whilst nesting. There is also enhanced statutory protection to all breeding birds listed under Schedule 1. Recent and significant changes have been made to the protection of wild birds in Scotland by The Nature Conservation (Scotland) Act 2004.

11.2. It is an offence to intentionally or recklessly (reckless acts would include disregard of mitigation aimed at protecting birds, resulting in killing, injury, and/or disturbance of any bird or bird resting place) disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

11.3. It is an offence to:

- kill or injure any wild bird;
- capture or keep [alive or dead] any wild bird;
- destroy or take the egg of any wild bird;
- sell or advertise for sale any wild bird or its eggs;
- destroy, damage, interfere with, take or obstruct the use of the nest of any wild bird while it is in use or being built.

11.4. Further advice is available on the SNH website (<http://www.snh.gov.uk/protecting-scotlandsnature/protected-species/which-and-how/birds/>).

11.5. This Species Protection Plan (SPP) for Breeding Birds includes mitigation to achieve the above aims.

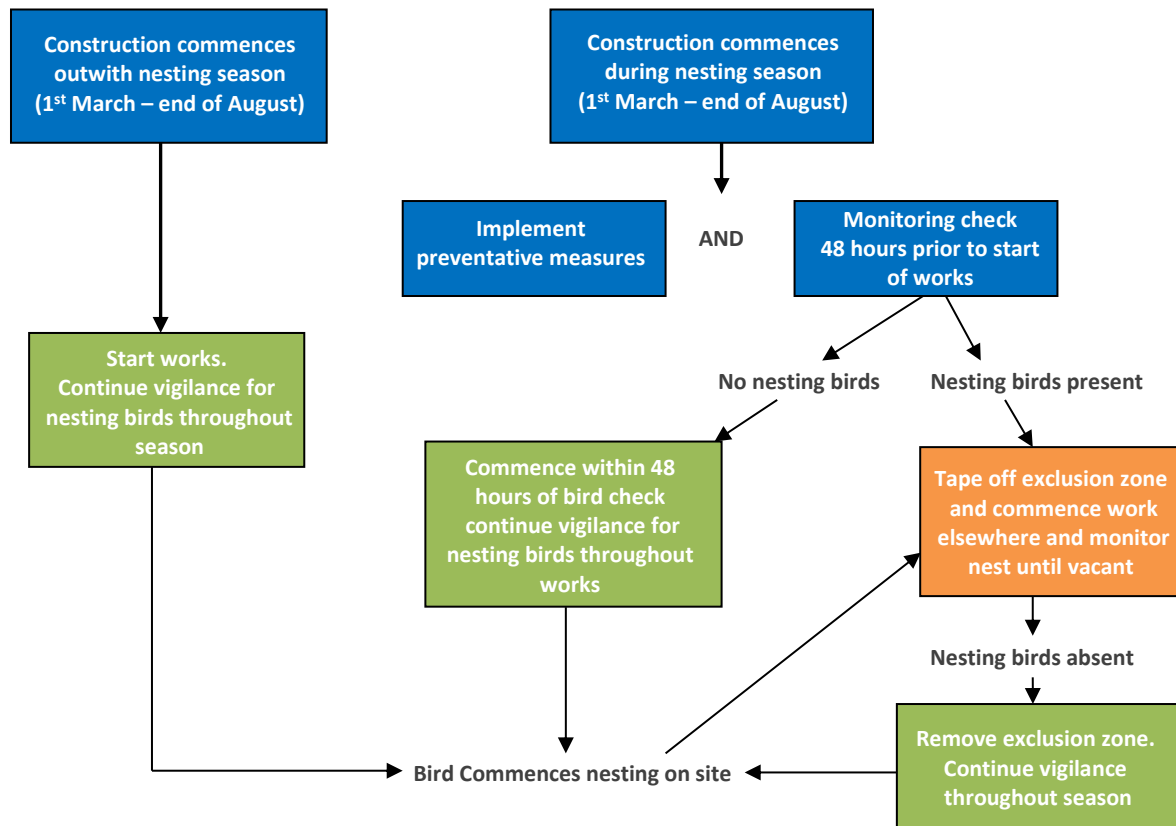
MITIGATION PLAN

11.6. Commencing construction outwith the breeding bird season ensures that the whole site can be actively worked on from the start. The core nesting season is from the beginning of March to the end of July, however some birds may not cease activity at nests until late August or even into September. If works have to commence during the nesting season,

preventative measures and pre-construction monitoring will be required to ensure compliance with the Wildlife and Countryside Act.

11.7. To prevent active/occupied nests from being damaged or otherwise disrupted:

- All site workers should be informed of their responsibilities relating to the act and they should be instructed to immediately report any suspected nesting birds within the developmental boundary.
- Construction activities should be planned to avoid dismantling or other physical disruption to the building fabric during the breeding bird season. The core season is March to July inclusive, but birds can also breed in August/September.
- Entry points to the buildings must not be blocked during the bird breeding season. It is acceptable to block nesting habitat out of the breeding season provided that surveys have shown that no active nests are present within the site.
- If any works have to proceed unforeseen during the breeding season, adequate checks by an experienced ecologist should precede works to ensure no nesting birds are present. Such checks should be considered valid for 48 hours. If active nests are present, then a suitable buffer area will be taped off as an exclusion zone around the nesting area by the ecologist. This exclusion area will then remain intact until the nesting bird vacates the territory.
- It should also be noted that even if all potential points have been blocked construction activities may inadvertently create habitat suitable for nesting birds. Grey wagtails frequently nest in stored materials and sand martens may move into any piles of aggregate. If nesting birds are found anywhere within the construction site, a suitably experienced ecologist should be called in for advice.

SUMMARY OF BREEDING BIRD MITIGATION PLAN



HEAD OFFICE

Wright Business Centre, 1 Lonmay Road, Glasgow G33 4EL | T: 0141 773 6262 | W: www.neo-environmental.co.uk

KILDARE OFFICE

Johnstown Business Centre
Johnstown House, Naas
Co. Kildare
T: 00 353 (0)45 844250
E: info@neo-environmental.ie
W: neo-environmental.ie

NORTHERN IRISH OFFICE

Unit 3, The Courtyard Business Park
Gargorm Castle, Ballymena,
Northern Ireland
BT42 1HL
T: 0282 565 04 13
E: info@neo-environmental.co.uk

WARWICK OFFICE

Valiant Office Suites
Lumonics House, Valley Drive,
Swift Valley, Rugby,
Warwickshire, CV21 1TQ
T: 01788 297012
E: info@neo-environmental.co.uk

TCP/11/16(581) – 18/01400/FLL – Alterations to roof at Wester Parkhead House, Parkhead Road, Blairgowrie

PLANNING DECISION NOTICE

REPORT OF HANDLING (*included in applicant's
submission, see pages 259-267*)

REFERENCE DOCUMENTS (*part included in
applicant's submission, see pages 269-274 and 277-327*)

PERTH AND KINROSS COUNCIL

Farmcare Ltd
c/o Angus Dodds
8 Wemyss Place
Edinburgh
United Kingdom
EH3 6DH

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 30th October 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/01400/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 31st August 2018 for permission for **Alterations to roof Wester Parkhead House Parkhead Road Blairgowrie PH10 6LP** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

1. The proposal would have a significant adverse impact on the character of the existing building and adjoining traditional buildings by introducing an untraditional and unsympathetic material onto the roof. Accordingly, the proposal is contrary to Policies PM1A and PM1B (c) of the Perth and Kinross Local Development Plan 2014 which seek to ensure that developments contribute positively to the quality of the surrounding built environment by respecting the character and amenity of the place.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

18/01400/1

18/01400/2

18/01400/3

18/01400/4

18/01400/5

18/01400/6

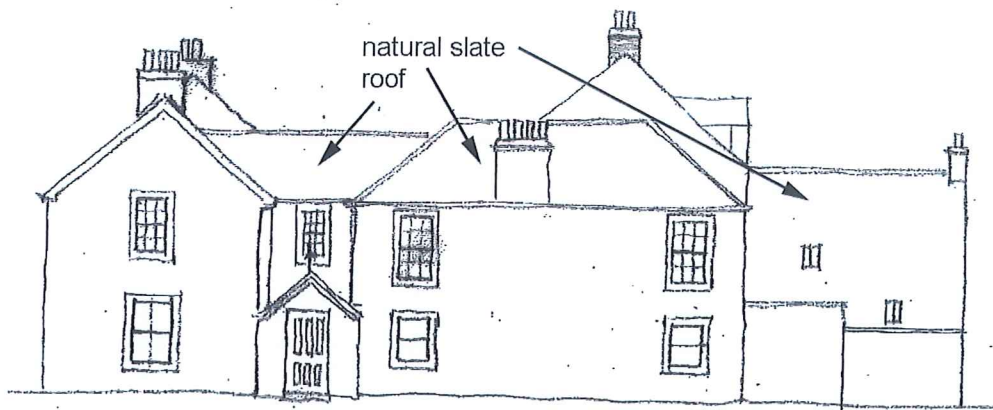
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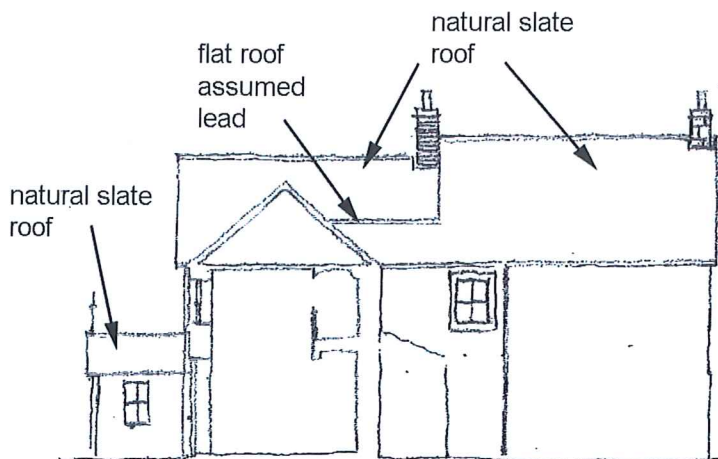
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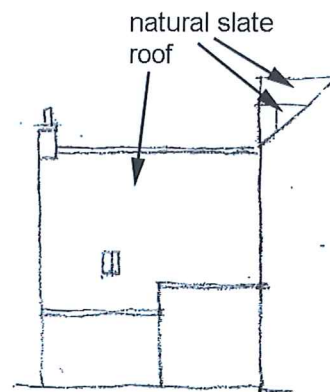


South elevation

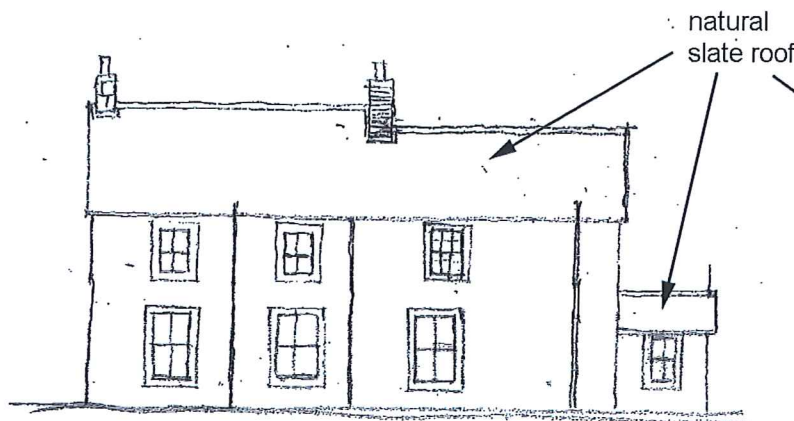
eastern extension



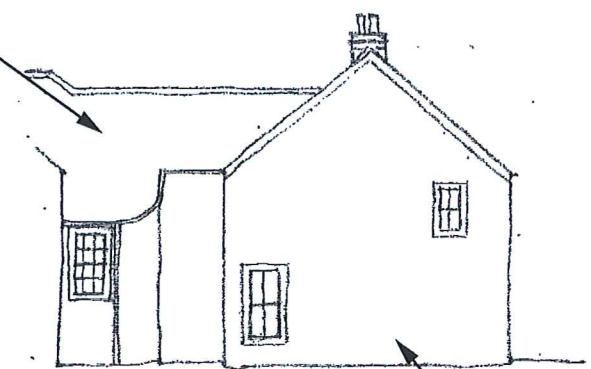
East elevation of West wing



North elevation of eastern extension

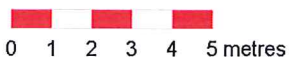


West elevation of West wing



North elevation

West wing



NOTES

Do not scale from this drawing unless for Planning purposes. Figured dimensions only are to be used. All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works. Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings; any disparity between drawings is to be brought to the attention of Savills prior to the commencement of any fabrication or building works. This drawing is the property of Savills and may not be reproduced without their expressed permission.

REVISIONS

REV NOTE / DRAWN BY

DATE

savills

PROJECT TITLE

Wester Parkhead Farm

CLIENT

Farmcare Trading Limited

DRAWING TITLE

Elevations 2 - existing

SCALE 1:200@A4 PAPER SIZE DHRU 364337 REVISION ex-05

DRAWING STATUS planning

DRAWN BY ML

CHECKED BY

DATE 040618



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REVISIONS

Wester Parkhead
Cottage

Coach House

Wester Parkhead
House



Existing Site Plan

SCALE 1:500



PROJECT TITLE
Wester Parkhead Farm
Rosemount Estate
Blairgowrie

CLIENT
Farmcare Trading Ltd
Unit 8a Longside Barns, Jebb Lane,
Barnsley, S75 4BS

DRAWING TITLE
Site Plan

SCALE	PAPER SIZE	PROJECT / DWG / REV NO.
1:500	A4	DHRU364337-002

DRAWING STATUS
planning

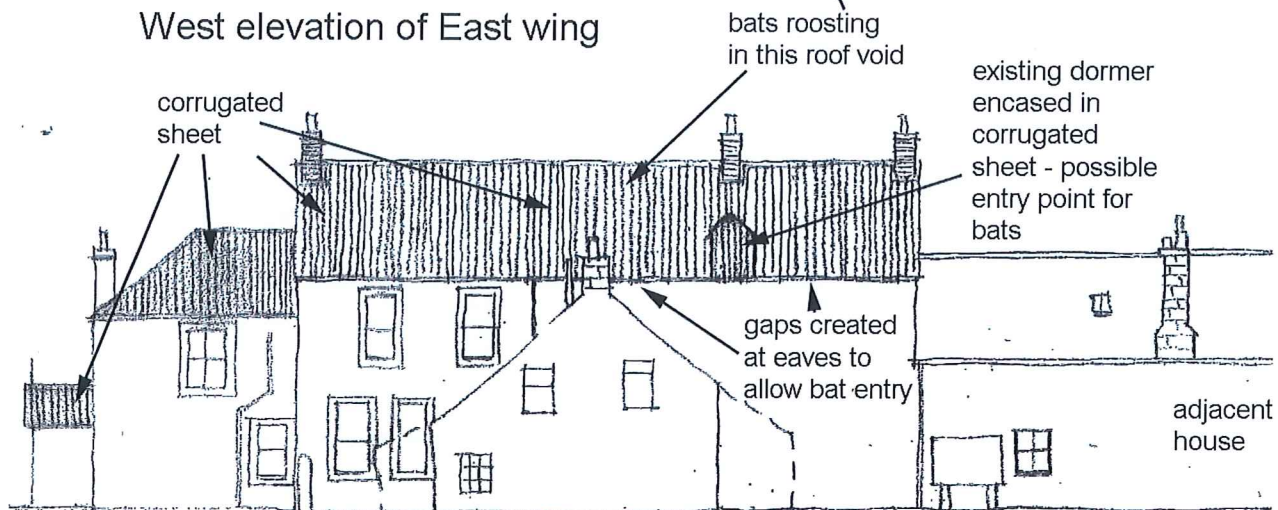
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KL		280818



Earn House
Broxden Business Park
Lamberking Drive
Perth
PH1 1RA
t: 01738 445588
f: 01387 445599



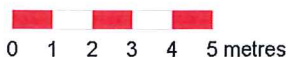
West elevation of East wing



East elevation of East wing

bat mitigation - specifically
entry points to be confirmed
with bat consultants

corrugated sheet material and colour
to be confirmed with planning authority



NOTES

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REVISIONS

REV NOTE / DRAWN BY

DATE

savills

PROJECT TITLE

Wester Parkhead Farm

CLIENT

Farmcare Trading Limited

DRAWING TITLE

elevations 1 - proposed

SCALE 1:200@A4 PAPER SIZE DHRU 364337p1-02

DRAWING STATUS

planning

DRAWN BY

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CHECKED BY

DATE 040618



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