Public Document Pack

To: Councillor Milne , Convener; and Councillors Boulton and Donnelly.

Town House,
ABERDEEN 20 October 2016

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

The Members of the **LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL** are requested to meet for a site visit on **FRIDAY, 28 OCTOBER 2016 at 9.00 am**. Would members please meet at the new extension at the Town House for departure at 9am. Members will then meet in Committee Room 5 following the site visit to determine the review.

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

1 Procedure Notice (Pages 5 - 6)

COPIES OF THE RELEVANT PLANS / DRAWINGS ARE AVAILABLE FOR INSPECTION IN ADVANCE OF THE MEETING AND WILL BE DISPLAYED AT THE MEETING

TO REVIEW THE DECISION OF THE APPOINTED OFFICER TO REFUSE THE FOLLOWING APPLICATIONS

PLANNING ADVISER - ROBERT FORBES

2 The Mill, Clinterty - proposed demolition of former mill building and erection of replacement dwelling house - 160426

3 Delegated Report, Plans and Decision Notice and letter of representation (Pages 7 - 52)

Members, please note that the relevant plans can be viewed online:-

Please enter number 160426:-

https://publicaccess.aberdeencity.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

4 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

National Policy and Guidance
Scottish Planning Policy paragraphs 48 – 55: Sets out the function of the green belt and specifies types of development that might be acceptable.

Aberdeen Local Development Plan:
NE2: Green Belt
NE5: Trees and Woodlands
NE6: Flooding and Drainage
NE8: Natural Heritage
D1: Architecture and Placemaking
T2: Managing the Transport Impact of Development
R2: Degraded and Contaminated Land

Proposed Local Development Plan
NE2: Green Belt
NE5 – Trees and Woodlands
NE6: Flooding, Drainage and Water Quality
NE8: Natural Heritage
D1: Quality Placemaking by Design
T2: Managing the Transport Impact of Development
R2: Degraded and Contaminated Land

Supplementary Guidance
Conversion of Steadings and Other Non-Residential Buildings;
Bats and Development

The policies can be viewed at the following link:-
http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp

5 Notice of Review with supporting documents by agent/applicant (Pages 53 - 106)

6 Determination - Reasons for decision

Members please note that any reasons should be based against Development Plan policies and any other material considerations.

7 Consideration of conditions to be attached to the application - if Members are minded to over turn the decision of the case officer

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Allison Swanson on aswanson@aberdeencity.gov.uk / tel 01224 522822

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LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

PROCEDURE NOTE

GENERAL

1. The Local Review Body of Aberdeen City Council (the LRB) must at all times comply with (one) the provisions of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 (the regulations), and (two) Aberdeen City Council's Standing Orders.

2. In dealing with a request for the review of a decision made by an appointed officer under the Scheme of Delegation adopted by the Council for the determination of "local" planning applications, the LRB acknowledge that the review process as set out in the regulations shall be carried out in stages.

3. As the first stage and having considered the applicant's stated preference (if any) for the procedure to be followed, the LRB must decide how the case under review is to be determined.

4. Once a notice of review has been submitted interested parties (defined as statutory consultees or other parties who have made, and have not withdrawn, representations in connection with the application) will be consulted on the Notice and will have the right to make further representations within 14 days.
   Any representations:
   - made by any party other than the interested parties as defined above (including those objectors or Community Councils that did not make timeous representation on the application before its delegated determination by the appointed officer) or
   - made outwith the 14 day period representation period referred to above

   cannot and will not be considered by the Local Review Body in determining the Review.

5. Where the LRB consider that the review documents (as defined within the regulations) provide sufficient information to enable them to determine the review, they may (as the next stage in the process) proceed to do so without further procedure.

6. Should the LRB, however, consider that they are <u>not</u> in a position to determine the review without further procedure, they must then decide which one of (or combination of) the further procedures available to them in terms of the regulations should be pursued. The further procedures available are:-
   (a) written submissions;
   (b) the holding of one or more hearing sessions;
   (c) an inspection of the site.

7. If the LRB do decide to seek further information or representations prior to the determination of the review, they will require, in addition to deciding the manner in which that further information/representations should be provided, to be specific about the nature of the information/ representations sought and by whom it should be provided.

8. In adjourning a meeting to such date and time as it may then or later decide, the LRB shall take into account the procedures outlined within Part 4 of the regulations, which will require to be fully observed.

DETERMINATION OF REVIEW

9. Once in possession of all information and/or representations considered necessary to the case before them, the LRB will proceed to determine the review.

10. The starting point for the determination of the review by the LRB will be Section 25 of the Town and Country Planning (Scotland) Act 1997, which provides that:-

> "where, in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise."

11. In coming to a decision on the review before them, the LRB will require:-
    (a) to consider the Development Plan position relating to the application proposal and reach a view as to whether the proposal accords with the Development Plan;
    (b) to identify all other material considerations arising (if any) which may be relevant to the proposal;
    (c) to weigh the Development Plan position against the other material considerations arising before deciding whether the Development Plan should or should not prevail in the circumstances.

12. In determining the review, the LRB will:-
    (a) uphold the appointed officers determination, with or without amendments or additions to the reason for refusal; or
    (b) overturn the appointed officer's decision and approve the application **with or without appropriate conditions.**

13. The LRB will give clear reasons for its decision in recognition that these will require to be intimated and publicised in full accordance with the regulations.

Report of Handling
Detailed Planning Permission

160426: Proposed demolition of former mill building and erection of replacement dwelling house at The Mill, Little Mill of Clinterty, Kingswells, Aberdeen

For: Mr D Flynn

Application Date:	7 April 2016
Officer:	Dineke Brasier
Ward:	Dyce/Bucksburn/Danestone
Community Council:	Dyce and Stoneywood
Advertisement:	Neighbour Notification
Advertised Date:	20/04/16 – 04/05/16

DECISION: Refused

SITE DESCRIPTION
Located in the Green Belt, immediately east of the administrative boundary with Aberdeenshire. The main existing structure/ building comprises a part single and part two storey former mill of vernacular style and constructed in granite, with a dual pitched slated roof and rectangular footprint. The mill has clearly been redundant for a prolonged period of time, and has fallen into disrepair, with only part of the roof remaining, sections of the wall missing, and all wooden windows and doors largely absent. In addition there is a smaller dilapidated wooden shed located more centrally within the site.

The site itself is triangular and located near a 'Y' shaped road junction, connecting the B979 (Skene – Tyrebagger road) with the C93C Borrowstone Road running between the A944 at Kingsford to the B979. A burn runs east-west along the southern boundary, with what appears to be a former mill lade running immediately behind the south elevation of the former mill.

DESCRIPTION OF PROPOSAL
To take down the existing mill building and to reconstruct it with an element of extension, resulting in a new four bedroom detached dwelling. This reconstruction would see the mill building positioned a further 1m into the site. The resultant reconstructed mill would reflect the existing shape, form, materials and openings of the existing building. It would however have a slightly higher ridge height, to allow for foundations and a floor level raised above ground level. The extended element would comprise a full two storey side wing/ extension to the north-west elevation, the footprint of which would be approximately a third of that of the original mill building. The extension would have similar proportions to the 'mill', although with walls finished in timber cladding. All window frames and doors would be of timber construction.

RELEVANT HISTORY

081526 – Refurbishment and extension to the existing mill building to form a dwellinghouse – Approved conditionally on 12 November 2008. This permission was not implemented and lapsed in November 2013.

SUPPORTING DOCUMENTS

All drawings and supporting documents listed below can be viewed on the Council's website at https://publicaccess.aberdeencity.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

- Bat Survey
- Environmental Walkover
- Design Statement
- Structural Survey

CONSULTATIONS

Roads Development Management – No objection. Initially advised that visibility from the proposed access is acceptable, but that three off-street, rather than two, parking spaces would be required. An amended site layout showing the three spaces has been provided.

Environmental Health – No objection. Recommended that the applicant confirms that a mains water supply is available.

Contaminated Land Unit – No objection. Advise that should any contamination be discovered during development the Planning Authority should be notified immediately.

Communities, Housing and Infrastructure (Flooding) – Advise that further information on surface water drainage proposals is required, including: design calculations and drawings or a drainage impact assessment, indicating the proposed SuDS facilities; in addition to a full examination of all watercourses within the vicinity of the site and the impact which the development shall have on the existing drainage network. A letter from Scottish Water showing acceptability of the connection should also be submitted.

Community Council – No comments.

REPRESENTATIONS

1 letter of objection has been received, summarised as follows:

- Proposal would further reduce traffic visibility at road junction;
- New dwelling will increase overall density of housing in the area;
- Proposal would have an adverse impact on the character and appearance of the surrounding area as it would involve the demolition of a vernacular building and its replacement with a new dwelling;
- Removal of trees and undergrowth.

PLANNING POLICY

National Policy and Guidance
Scottish Planning Policy paragraphs 48 – 55: Sets out the function of the green belt and specifies types of development that might be acceptable.

Aberdeen Local Development Plan:
NE2: Green Belt
NE5: Trees and Woodlands
NE6: Flooding and Drainage
NE8: Natural Heritage
D1: Architecture and Placemaking
T2: Managing the Transport Impact of Development
R2: Degraded and Contaminated Land

Proposed Local Development Plan
NE2: Green Belt
NE5 – Trees and Woodlands
NE6: Flooding, Drainage and Water Quality
NE8: Natural Heritage
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R2: Degraded and Contaminated Land

Supplementary Guidance
Conversion of Steadings and Other Non-Residential Buildings;
Bats and Development

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

Principle of development:
The site is located in the green belt, where Policy NE2 presumes against development other than that essential for: agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction or restoration or landscape renewal.

NE2 does provide for a number of exceptions, one of which is the conversion of redundant agricultural or other buildings of historic interest. In this case the main building is a vernacular granite mill, which is over 100 years old and forms an interesting feature within this rural locale. It is however in a poor state of repair, with no roof over the northern section, all windows and doors removed and some parts of the walls dilapidated. The structural report supporting the application sets out that

retention of the building would not provide a satisfactory structural solution for the following reasons:

- The walls could not be refurbished without a significant element of underpinning, downtaking and rebuilding;
- The loss of pointing and open wallheads will have caused degradation of the mortar in the masonry walls;
- Timber lintels are not a suitable long term structural solution for supporting masonry;
- Tunnels and nests of vermin and small animals may have weakened and disrupted the insides of the walls

Hence the reasoning for demolition and rebuilding in a similar, if slightly larger form, and set back off the boundary with the adjacent property.

The Supplementary Guidance on the Conversion of Steadings and Other Non-Residential Vernacular Buildings in the Countryside (SG), clearly states that planning permission will only be granted if the building is in a sufficient condition to be converted without substantial rebuilding. Clearly in this case, the proposal is for the demolition of the existing mill building and its reconstruction and extension to form a new dwelling on a slightly repositioned footprint. As such, the proposal does not comply with the prescriptive detail of this guidance, and therefore cannot be considered as a conversion under the exceptions policy listed in NE2.

Resulting from this, the proposal is assessed as a new dwelling in the Green Belt, the principle of which is not accepted by the development plan without suitable justification. As there is no such justification promoted, the principle of the new dwelling is contrary to policy NE2 (Green Belt) and the associated SG.

Impact on the character and appearance of the surrounding area:
The existing mill building is located on the boundary with the neighbouring properties garden, hence the reasoning that the new dwelling would be positioned approx. 1m into the site, although overlapping the existing footprint to a significant degree. The general form would see the mill sympathetically reconstructed as the principal wing, although slightly higher in order to accommodate adequate foundations and a raised floor level. There would however be a sizeable two storey wing projecting north-west into the site, although with a smaller footprint and matching roof pitches and ridge height.

The site slopes down relatively steeply towards the burn from the north-east. The area where the extension is proposed would be excavated to provide a level development platform and surrounding garden area. This projecting wing, from the front/ principal elevation of the building, would be the visual focus on the approach from the north-west, where the public roads are located.

Both policy NE2 (Green Belt) and the SG set out that extensions to traditional buildings should be relatively modest, and should not overpower the original building. In this case, although the existing rectangular building on a north-south axis is to be demolished and essentially rebuilt in a similar form, the projection would be viewed in context with that vernacular form and would not overpower or clash with it.

When viewed from the road, the extension would be the prominent feature although its scale and massing is sympathetic with that of the mill building. It is considered that the scale and form of this additional wing, although in a contrasting finish, is an interesting addition and in line with the requirements of both policy NE2 and the SG.

In term of the detail of the design, the reconstructed mill element is well considered, however there are elements of the extension, which could be more aligned with the vernacular architecture of the mill. These include the removal of overhanging eaves and a more vertical emphasis to some of the window openings, such as those on the south-west elevation. Additionally it is unclear as to how the regrading of ground adjacent to the north-east elevation would take place, and whether the resultant (relatively blank) elevation would appear stark and relatively prominent from the adjacent road. However, these matters are minor and could be controlled via conditions.

Impact on residential amenity:
The nearest neighbouring property is 'Littlemill Cottage' immediately to the east, and which the existing mill building forms the boundary with the garden. As mentioned, the new dwelling would be off-set by 1m, and see no window or door openings in the elevation. It is considered that even the reconstruction of the wall would be an improvement on the existing situation, which sees a derelict wall form the boundary with and aspect from Littlemill Cottage.

The eastern roof slope (facing Littlemill Cottage) of the reconstructed mill would contain six small velux windows . However, their positioning (in excess of 2m above floor level) is such that only oblique views of the sky would be likely, as they are mainly a means to introduce additional light on this side of the first floor. As such, they would not result in an unacceptable loss of privacy to the occupiers of Littlemill Cottage.

The overall height of the resultant 'mill' building would not significantly increase (c. 0.4m), and due to the building being moved further into the site, the proposal would not result in a loss of light to the occupiers of Littlemill Cottage.

Impact on local highway conditions, especially parking and access:
The proposal would create an additional access onto the Tyrebagger-Wynford Farm road. The demonstrated visibility splays of 2.4m x 90m would meet necessary standards, and thus the access is acceptable.

The proposed dwelling would have four bedrooms, and therefore three on-site parking spaces are to be provided, in line with applicable standards. These are shown on the site plan.

Impact on protected species:
Given the significant tree cover and proximity near a watercourse, which in combination with the nature and condition of the existing building, the site could provide a suitable habitat for bats. As bats are a European protected species, and the Planning Authority has a duty of care to ensure any development proposals would not have an adverse impact on this species, a bat survey was requested and has been submitted. The bat survey sets out that the site is well used by bats for

foraging, but that both the building and the mature trees on the site are currently not used as bat roosts. Particularly the building itself has only very limited potential for bat roosts due to its poor state of repair.

An environmental site walkover has also been undertaken, and no signs of other protected species were found.

Impact on trees
The proposal would require the removal of one mature tree, located close to the existing mill building. This tree is not protected and can be removed without the Council's permission. The majority of other trees are located adjacent to the burn and are to be retained. The removal of this one tree would therefore not have a detrimental impact on the character of the site. Otherwise a condition could require submission of an Arboricultural Impact Assessment (AIA) to ensure tree issues are satisfactorily addressed.

Impact on flooding and drainage:
A small burn and the defunct mill lade run through the site, and cross sections have been provided showing that the difference in levels between these watercourses and the proposed building is sufficient to ensure no risk of flooding. In addition, the cross sections show that the building would be at a higher level than the field on the other side of the boundary, and any water runoff would therefore go away, rather than towards the proposed dwelling.

With regards to drainage, a private drainage system should be located at a minimum of 10m from both public roads and water courses. This distance cannot be achieved on the site, and it has therefore been agreed with SEPA that a mini-sewage treatment plant, discharging to a filtration trench/partial soakaway into the river, would be acceptable. This foul water solution is therefore acceptable.

Contaminated Land Issues:
Due to the previous use of the building as a mill, there might be potential for some ground contamination. However, this risk is not considered to be so high that the use of any conditions would be justified. An informative note could be attached to advise that contact should be made with ACC's Contaminated Land Team in the event of any discovery of contamination.

Proposed Aberdeen Local Development Plan
The Proposed ALDP was approved for submission for Examination by Scottish Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to representation and are regarded as unresolved issues to be determined at the Examination; and
- the relevance of these matters to the application under consideration.

Policies and proposals which have not been subject to objection will not be considered at Examination. In such instances, they are likely to be carried forward

for adoption. Such cases can be regarded as having greater material weight than those issues subject to Examination. The foregoing can only be assessed on a case by case basis.

In this case, policies NE2 (Green Belt), NE6 (Flooding, Drainage and Water Quality), NE8 (Natural Heritage), D1 (Quality Placemaking by Design), T2 (Managing the Transport Impact of Development) and R2 (Degraded and Contaminated Land) would be relevant. Representations have been submitted against all these policies and they therefore carry limited weight. In general, these policies reiterate the policies used above in the assessment of the proposal. The proposal would therefore have a similar outcome if assessed against those policies.

RECOMMENDATION: Refuse

REASONS FOR RECOMMENDATION
The principle of the proposal to demolish the existing building and construct a new dwelling would be contrary to policy NE2 (Green Belt) of the Aberdeen Local Development Plan, policy NE2 (Green Belt) of the Proposed Local Development Plan and the Supplementary Guidance: Conversion of Steadings and Other Non-Residential Vernacular Buildings in the Countryside, as it would represent the construction of an additional new dwelling in the Green Belt without any clear and acceptable justification.

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APPLICATION REF NO. 160426

Planning and Sustainable Development
Communities, Housing and Infrastructure
Business Hub 4, Marischal College, Broad Street
Aberdeen, AB10 1AB

Tel: 03000 200 292 Email: pi@aberdeencity.gov.uk

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Baxter Design Company (Old Deer) Ltd
Adenhall
9 Kirkgate
Old Deer
Peterhead
UK
AB42 5LJ

on behalf of **Mr D Flynn**

With reference to your application validly received on 7 April 2016 for the following development:-

Proposed demolition of former mill building and erection of replacement dwelling house
at **The Mill, Little Mill of Clinterty**

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

Drawing Number	Drawing Type
15510-01/3	Other Drawing or Plan
15510-03/3	Ground Floor Plan (Proposed)
15510-02	First Floor Plan (Proposed)
T-01	Site Layout (Levels)
XS-01	Site Cross Section

The reasons on which the Council has based this decision are as follows:-

PETE LEONARD
DIRECTOR

The proposal to demolish the existing building and construct a new dwelling would be contrary to policy NE2 (Green Belt) of the Aberdeen Local Development Plan, policy NE2 (Green Belt) of the Proposed Local Development Plan and the Conversion of Steadings and Other Non- Residential Vernacular Buildings in the Countryside as it would represent the construction of an additional new dwelling in the Green Belt without any clear and accepted justification.

Date of Signing 11 August 2016

Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S32A of 1997 Act)

None.

RIGHT OF APPEAL
THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision of the planning authority –

a) to refuse planning permission;
b) to refuse approval, consent or agreement requried by a condition imposed on a grant of planning permission;
c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at www.eplanning.scot.

Notices of review submitted by post should be sent to Planning and Sustainable Development (address at the top of this decision notice).

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in it's existing state and cannot be rendered capable of reasonably benefical use by the carrying out of any development that would be permitted, the owners of the land may serve on the

planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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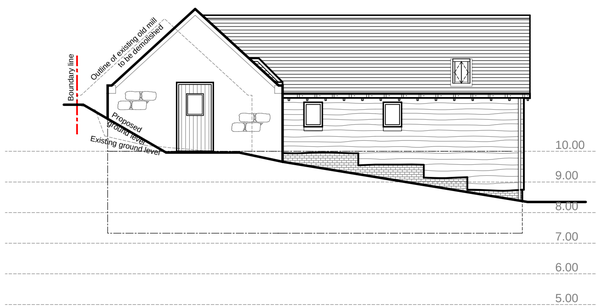
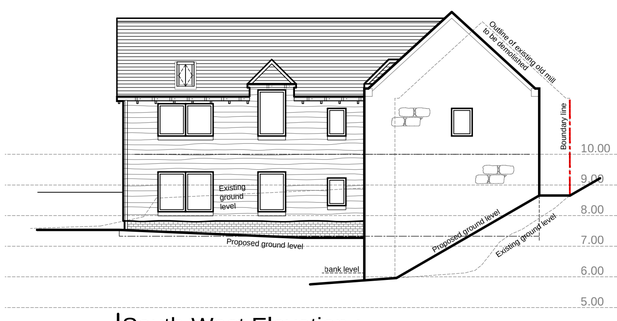


North-East Elevation : Scale 1 : 100

North-West Elevation : Scale 1 : 100



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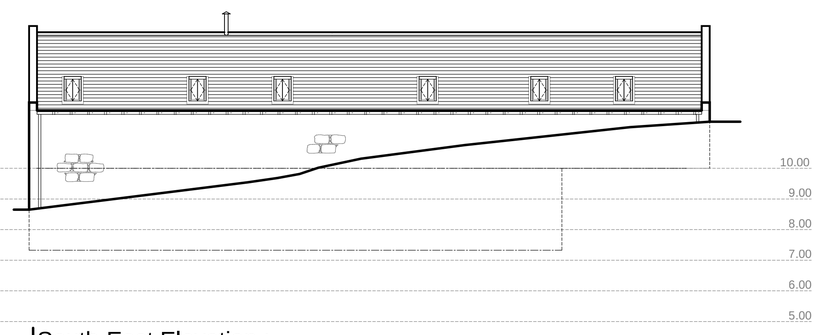

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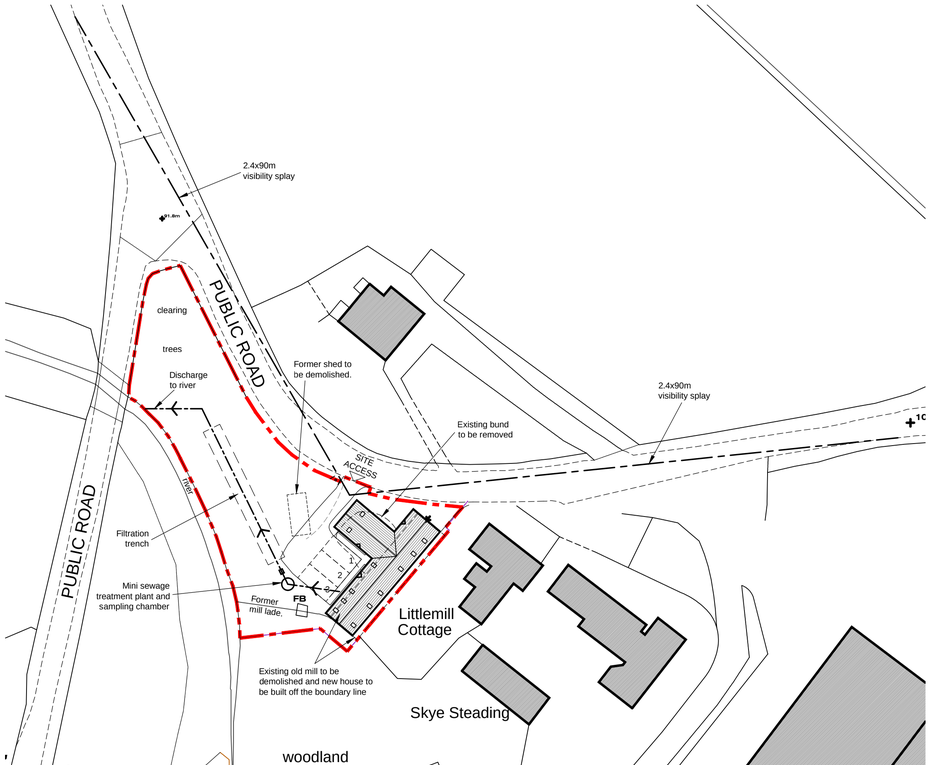
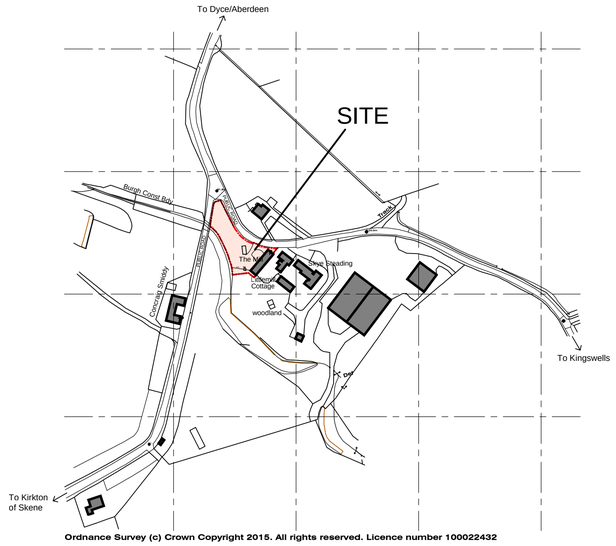


Block Plan : Scale 1 : 500



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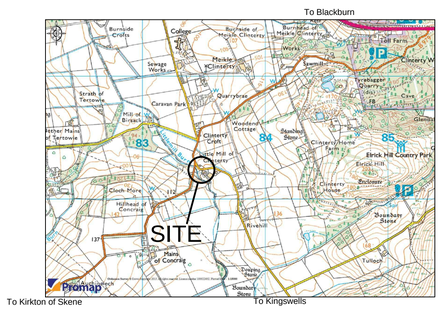
Site Plan : Scale 1 : 2500



Location Plan : Scale 1 : 25000

Finishes

Walls
Natural granite (taken from existing steading) flush pointed, timber waney edge cladding

Roof
New or best quality second hand slates (main building). Code 5 lead flashings to all roof junctions and valleys.

Windows & doors
Brown timber windows and doors

Fascias & Soffits
Timber stained brown

Rainwater Goods
Black Upvc Gutters and downpipes.

Floor area 234.71 sq.m.
(Ground floor 98.92sq.m, First floor 135.79sq.m)

BAXTER DESIGN COMPANY

© The Mill : Littlemill of Clinterty : Kingswells :

Mr D Flynn

Demolition of former mill building and erection of replacement dwelling house

Drawing Title
Site Plan, Block Plan & Elevations

Date	Job No	Drawn By
24/03/16	15510-01	Ryan Urquhart

Amendment	No	Date
Elevations revised	1	30/03/2016
Elevations & Block Plan revised	2	18/07/2016
Elevations revised CM	3	05/08/2016

Architectural & Building Consultants
Aden Hall, 9 Kirkgate, Old Deer, Peterhead, Aberdeenshire AB42 5LJ
Tel : 01771 622296

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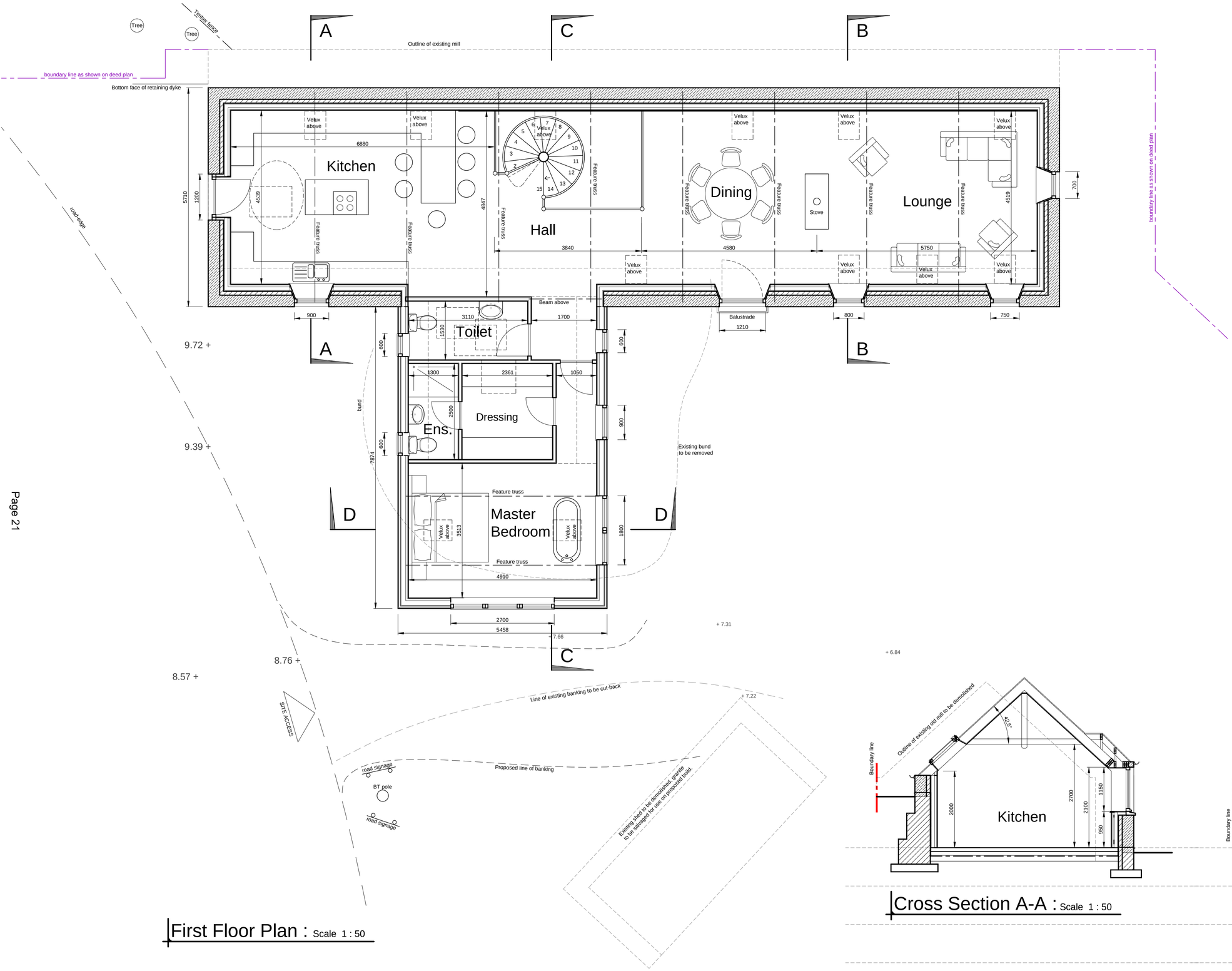
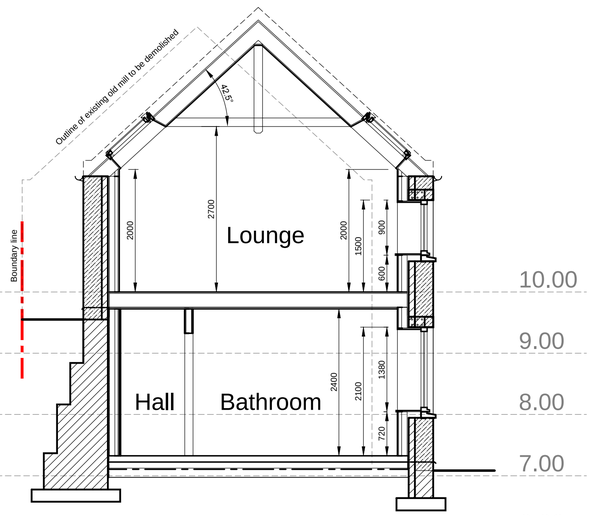


First Floor Plan : Scale 1 : 50

Cross Section A-A : Scale 1 : 50



Cross Section B-B : Scale 1 : 50

BAXTER DESIGN COMPANY

The Mill : Littlemill of Clinterty : Kingswells : ©

Mr D Flynn

Demolition of former mill building and erection of replacement dwelling house

Drawing Title

First floor plan & sections

Date	Job No	Drawn By
24/03/16	15510-02	Ryan Urquhart

Amendment	No	Date
Plan and Sections revised	1	30/03/2016

Architectural & Building Consultants

Aden Hall, 9 Kirkgate, Old Deer, Peterhead, Aberdeenshire AB42 5LJ

Tel : 01771 622296

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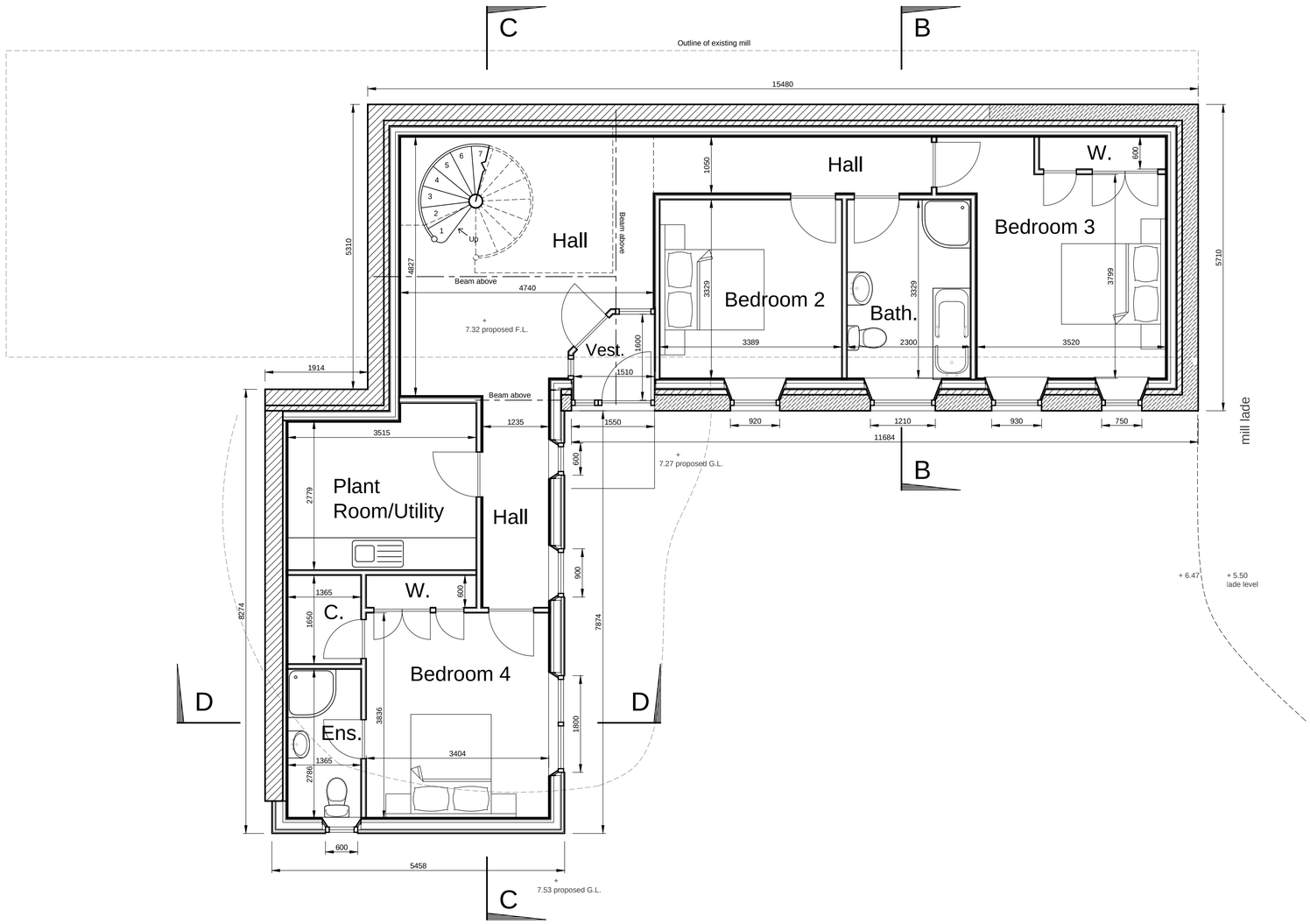
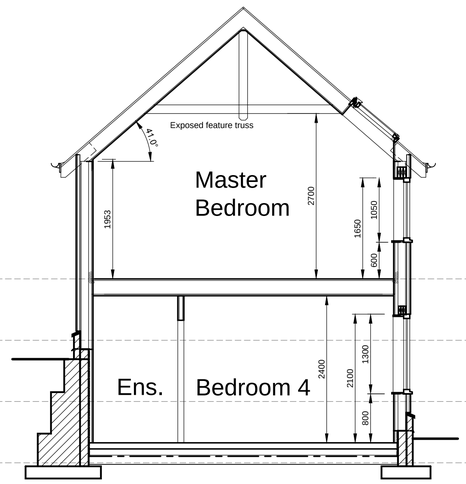
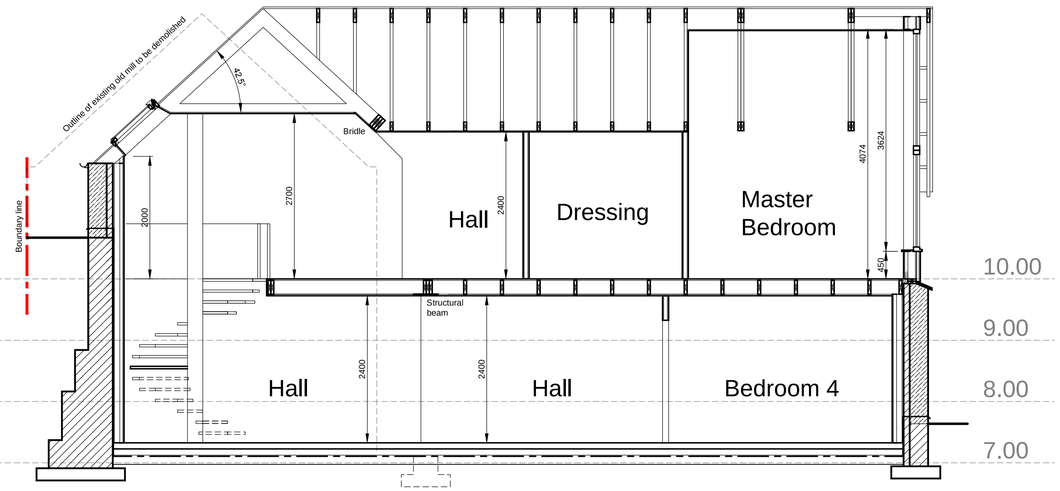


Ground Floor Plan : Scale 1 : 50



Cross Section D-D : Scale 1 : 50



Cross Section C-C : Scale 1 : 50

BAXTER DESIGN
COMPANY

The Mill : Littlemill of Clinterty : Kingswells : ©

Mr D Flynn

Demolition of former mill building and erection of replacement dwelling house

Drawing Title

Ground floor plan & sections

Date	Job No	Drawn By
24/03/16	15510-03	Ryan Urquhart

Amendment	No	Date
Plan and Sections revised	1	30/03/2016
Section C-C revised	2	18/07/2016
Floor plan & section D-D revised CM	3	04/08/2016

Architectural & Building Consultants

Aden Hall, 9 Kirkgate, Old Deer, Peterhead, Aberdeenshire AB42 5LJ

Tel : 01771 622296

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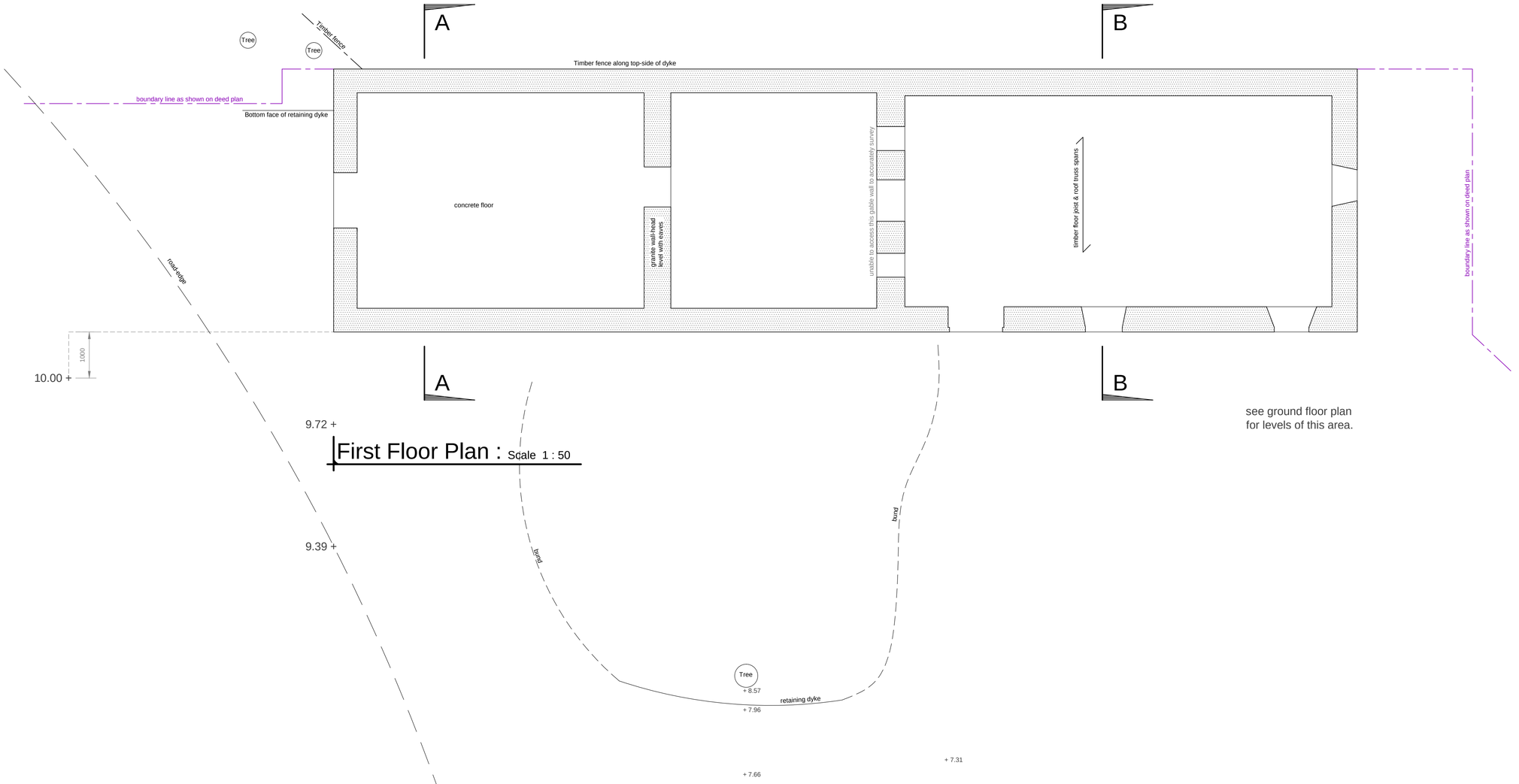
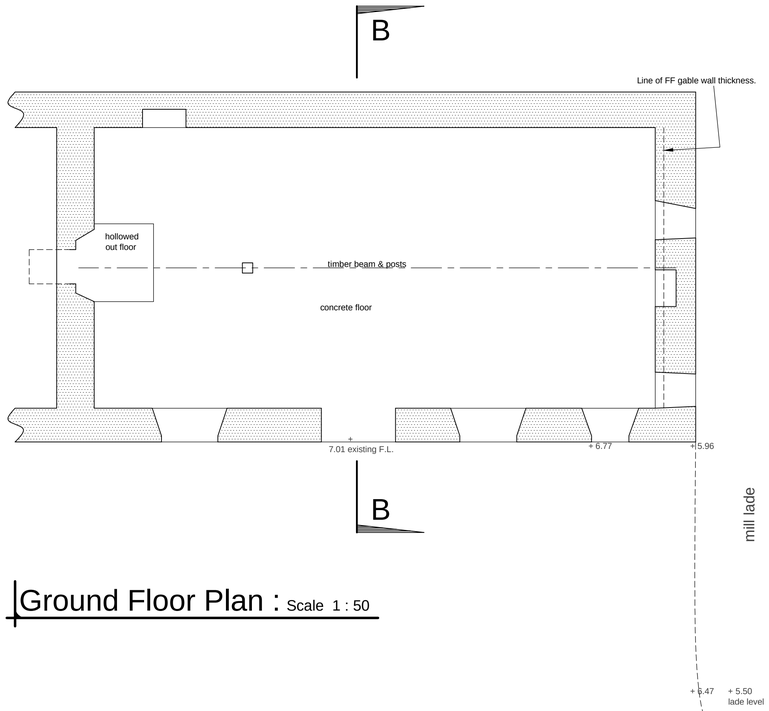


First Floor Plan : Scale 1 : 50



Ground Floor Plan : Scale 1 : 50

BAXTER DESIGN COMPANY

© The Mill : Littlemill of Clinterty : Kingswells :

Mr D Flynn

Demolition of former mill building and erection of replacement dwelling house

Drawing Title

EXISTING DRAWINGS

Date	Job No	Drawn By
30/10/15	15510-E1	Ryan Urquhart

Amendment	No	Date
Description adjusted	1	31/03/16

Architectural & Building Consultants

Aden Hall, 9 Kirkgate, Old Deer, Peterhead, Aberdeenshire AB42 5LJ

Tel : 01771 622296

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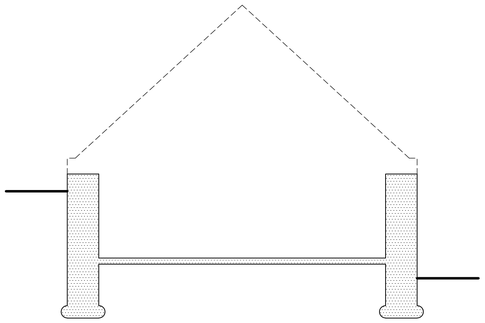

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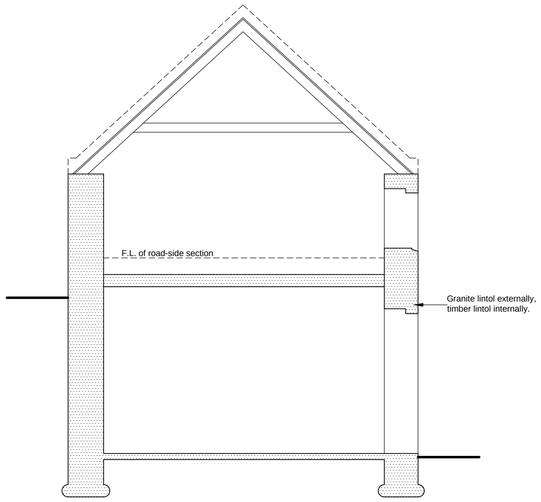
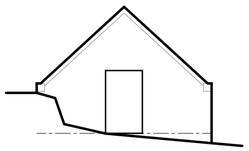
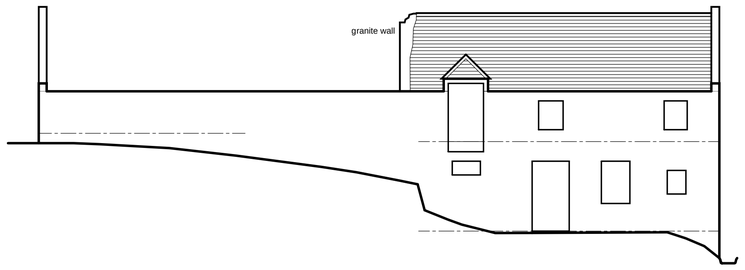


Cross Section B-B : Scale 1 : 50



North-East Elevation : Scale 1 : 100



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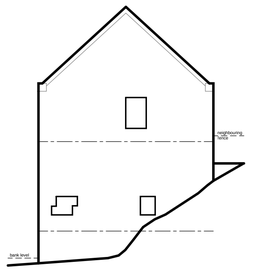
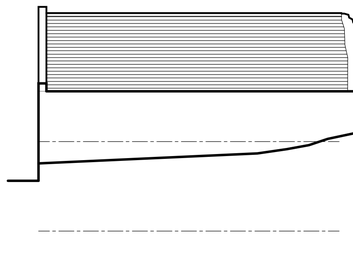


South-West Elevation : Scale 1 : 100



South-East Elevation : Scale 1 : 100

BAXTER DESIGN
COMPANY

The Mill : Littlemill of Clinterty : Kingswells :

Mr D Flynn

Demolition of former mill building and erection of replacement dwelling house

Drawing Title

EXISTING DRAWINGS

Date	Job No	Drawn By
30/10/15	15510-E2	Ryan Urquhart

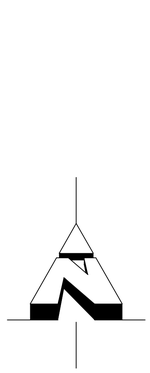
Amendment	No	Date
Description adjusted	1	31/03/16

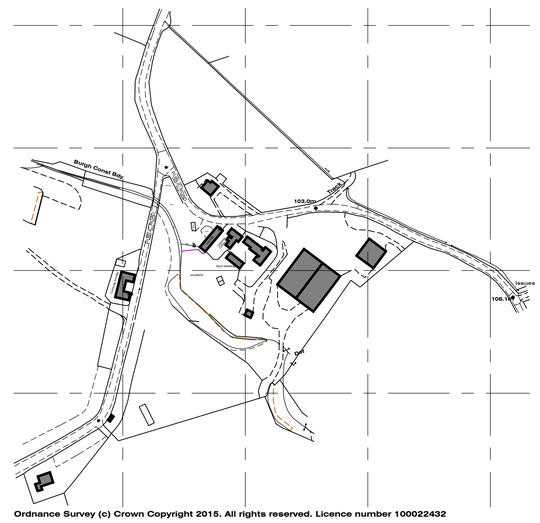
Architectural & Building Consultants

Aden Hall, 9 Kirkgate, Old Deer, Peterhead, Aberdeenshire AB42 5LJ

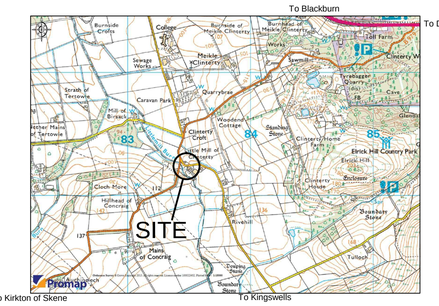
Tel : 01771 622296

Block Plan : Scale 1 : 500





Site Plan : Scale 1 : 2500



Location Plan : Scale 1 : 25000

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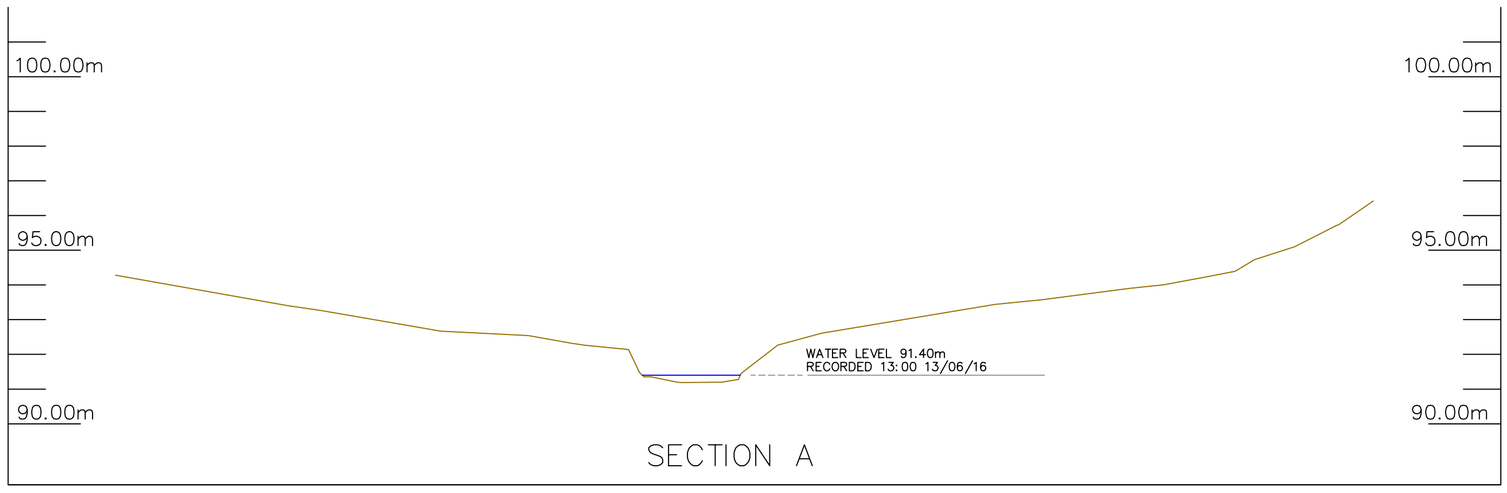
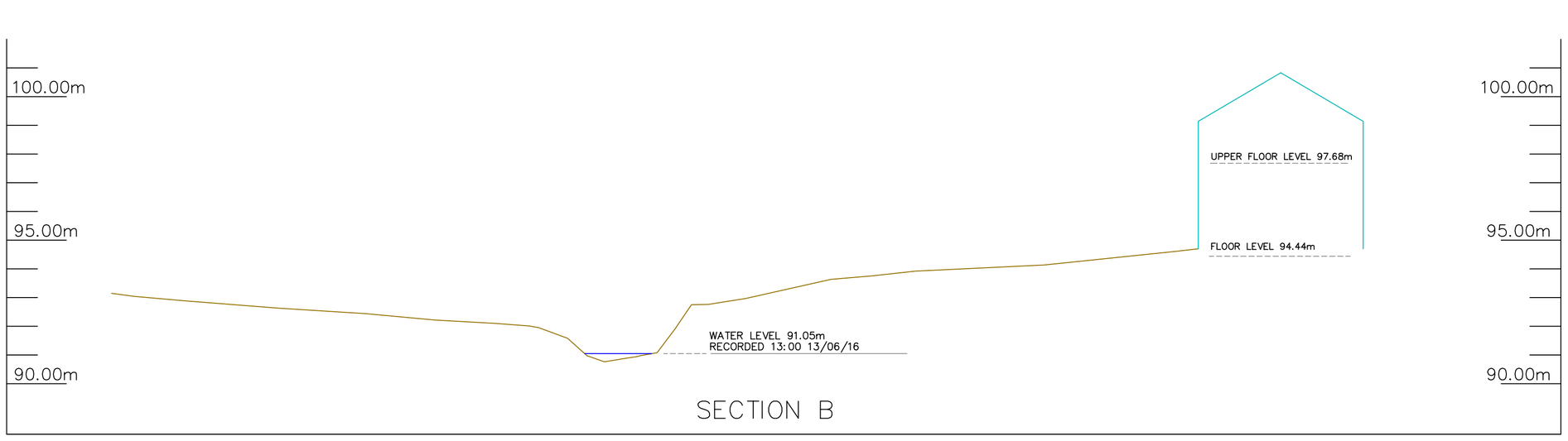
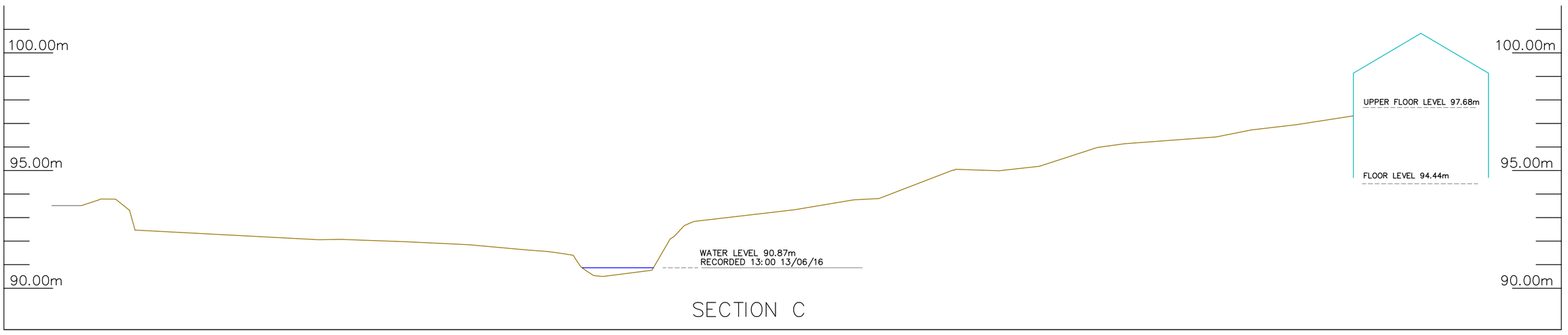


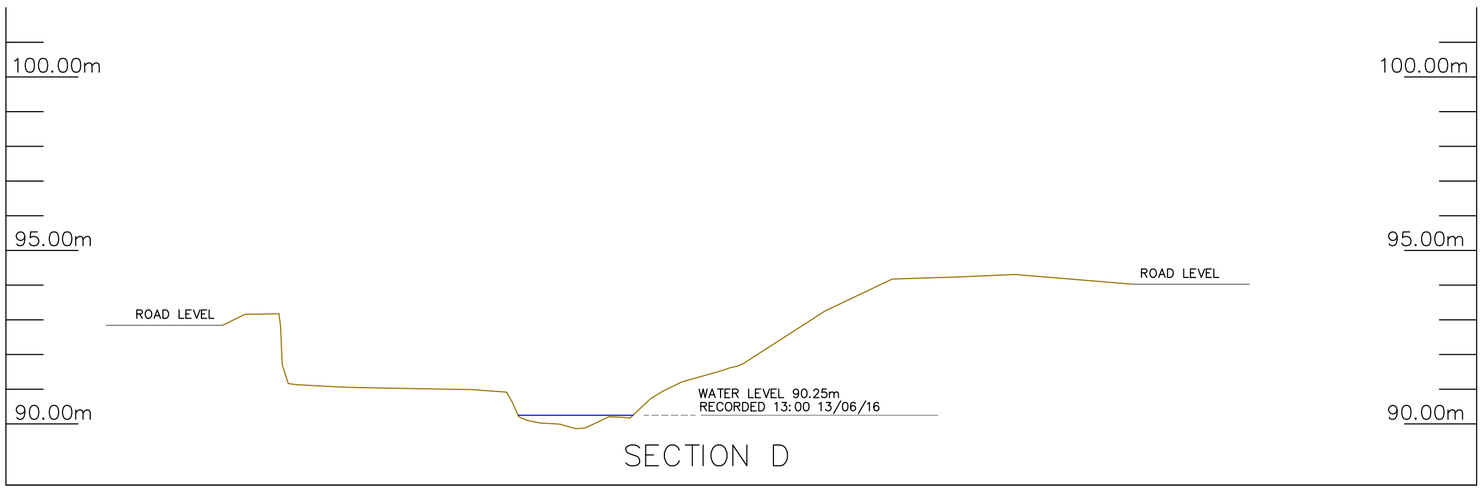
SECTION A



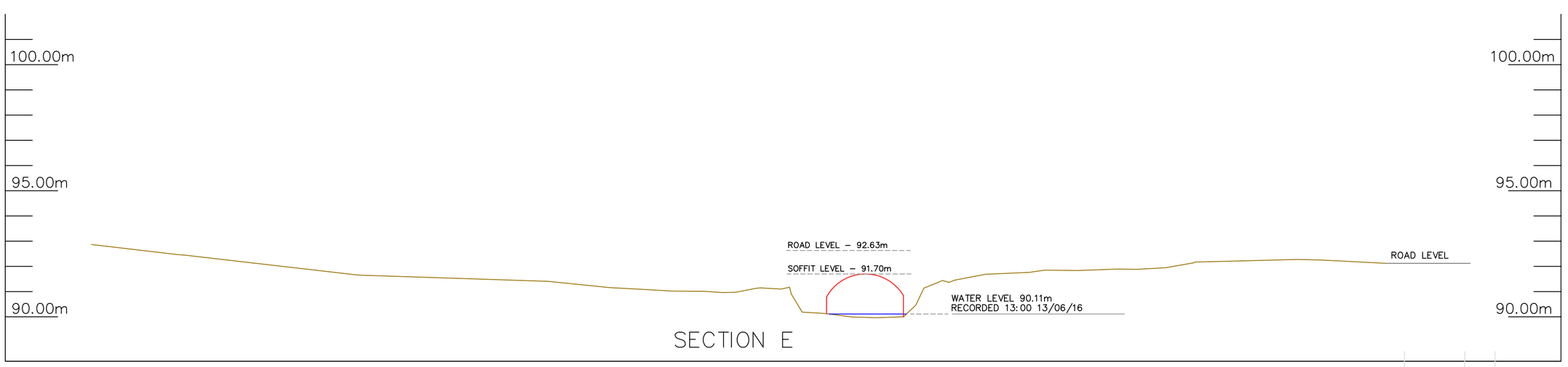
SECTION B



SECTION C



SECTION D



SECTION E

REV	DATE	DRAWN	DESCRIPTION	CHECK
–	–/–/–	–	–	–
–	–/–/–	–	–	–

Granite City Surveys Ltd.

Land Surveying, Setting Out,
Elevational Surveys, Legal Title Surveys

Chattan Mews Offices
18 Chattan Place
Aberdeen AB10 6RD

Tel: 01224 864263 Fax: 01224 864264

email: info@GraniteCitySurveys.co.uk
www.GraniteCitySurveys.co.uk

Notes

1. This site survey was carried out by A.Bryce on behalf of Granite City Surveys Ltd. during June 2016.

2. The weather during the survey was rainy.

3. All levels shown on this drawing are related to the OSBM located adjacent to the site.
Please note that OS no longer maintain the benchmark network. As a

Project: PROPOSED DEVELOPMENT AT LITTLEMILL OF CLINTERTY NR. KINGSWELLS, ABERDEEN

Drawing Title: EXISTING SITE SURVEY CROSS-SECTIONS

Client: MR. DARREN FLYNN

Project No:	GCS 5034	Drawing No:	XS-01
Drawn by:	A.Bryce	Checked by:	
Scale:	1:125 at A1	Date:	JUNE 2016

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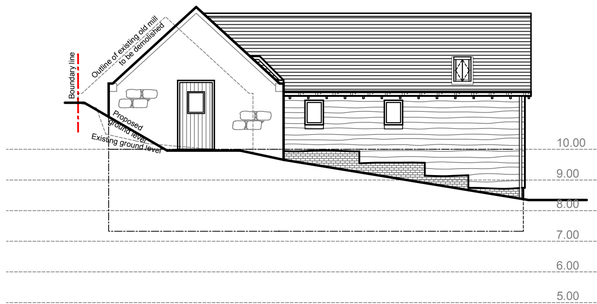
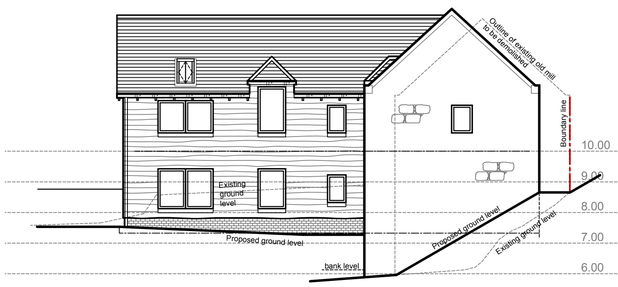
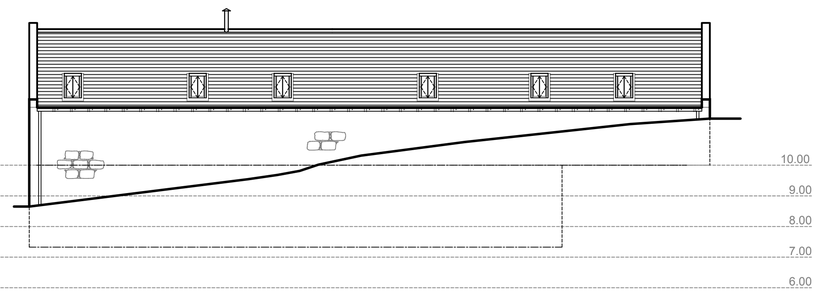


North-East Elevation : Scale 1 : 100

North-West Elevation : Scale 1 : 100



South-West Elevation : Scale 1 : 100



South-East Elevation : Scale 1 : 100

Finishes

Walls
Natural granite (taken from existing steading) flush pointed, timber waney edge cladding

Roof
New or best quality second hand slates (main building). Code 5 lead flashings to all roof junctions and valleys.

Windows & doors
Brown timber windows and doors

Fascias & Soffits
Timber stained brown

Rainwater Goods
Black Upvc Gutters and downpipes.

Floor area 234.71 sq.m.
(Ground floor 98.92sq.m, First floor 135.79sq.m)

BAXTER DESIGN COMPANY

The Mill : Littlemill of Clinterty : Kingswells : ©

Mr D Flynn

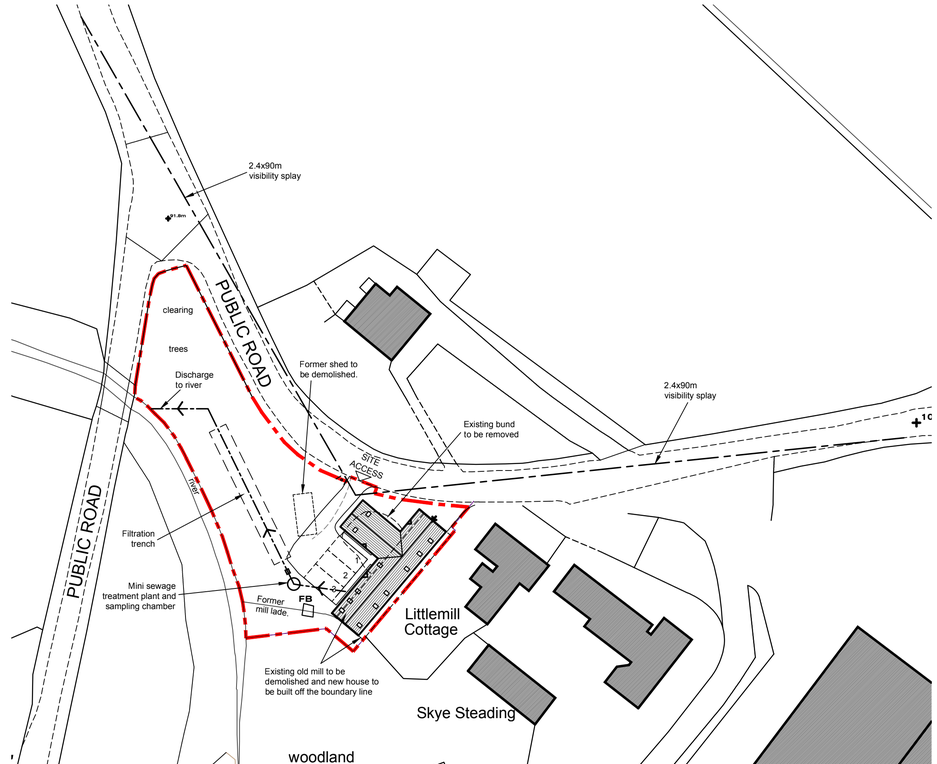
Demolition of former mill building and erection of replacement dwelling house

Drawing Title
Site Plan, Block Plan & Elevations

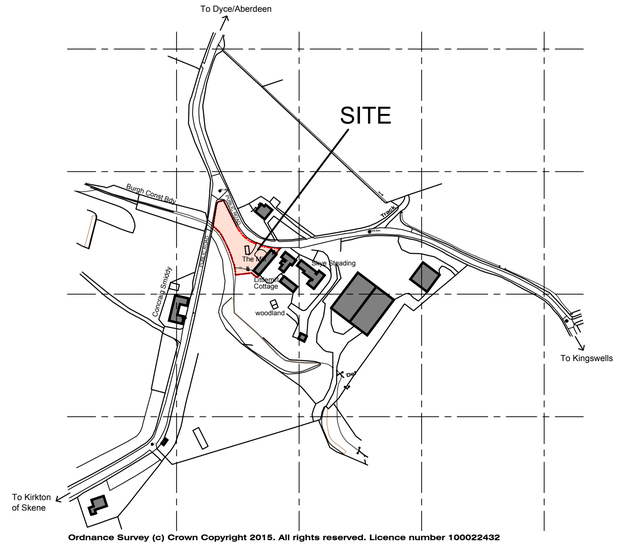
Date	Job No	Drawn By
24/03/16	15510-01	Ryan Urquhart

Amendment	No	Date
Elevations revised	1	30/03/2016
Elevations & Block Plan revised	2	18/07/2016
Elevations revised CM	3	05/08/2016

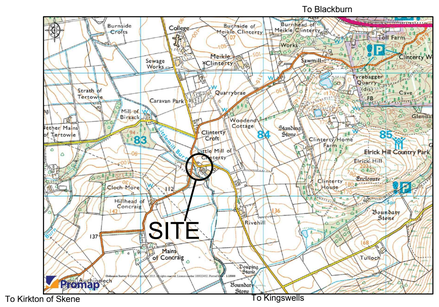
Architectural & Building Consultants
Aden Hall, 9 Kirkgate, Old Deer, Peterhead, Aberdeenshire AB42 5LJ
Tel : 01771 622296



Block Plan : Scale 1 : 500



Site Plan : Scale 1 : 2500



Location Plan : Scale 1 : 25000

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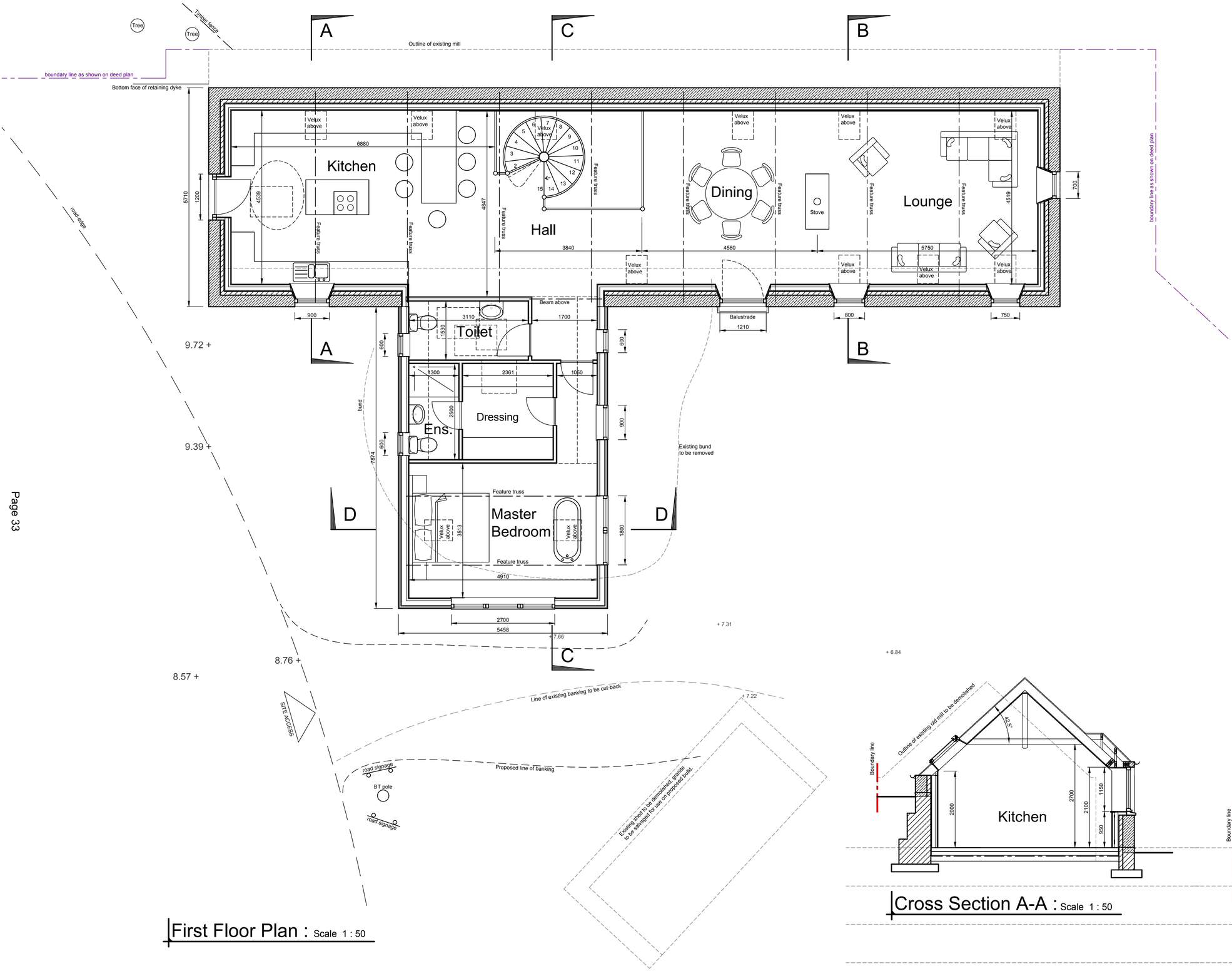
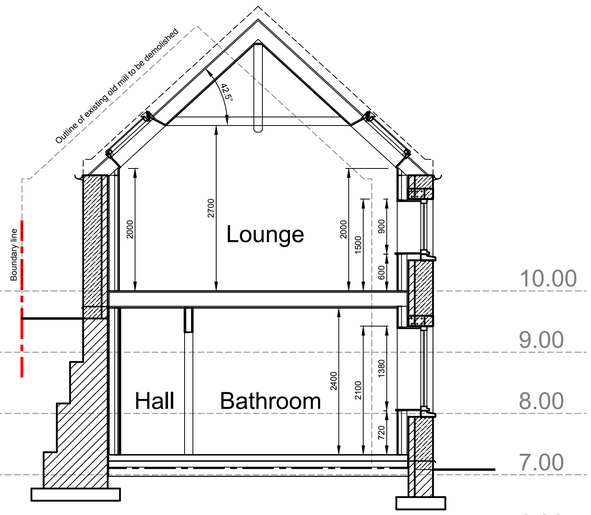


First Floor Plan : Scale 1 : 50

Cross Section A-A : Scale 1 : 50



Cross Section B-B : Scale 1 : 50

BAXTER DESIGN COMPANY

The Mill : Littlemill of Clinterty : Kingswells :

Mr D Flynn

Demolition of former mill building and erection of replacement dwelling house

Drawing Title

First floor plan & sections

Date	Job No	Drawn By
24/03/16	15510-02	Ryan Urquhart

Amendment	No	Date
Plan and Sections revised	1	30/03/2016

Architectural & Building Consultants

Aden Hall, 9 Kirkgate, Old Deer, Peterhead, Aberdeenshire AB42 5LJ

Tel : 01771 622296

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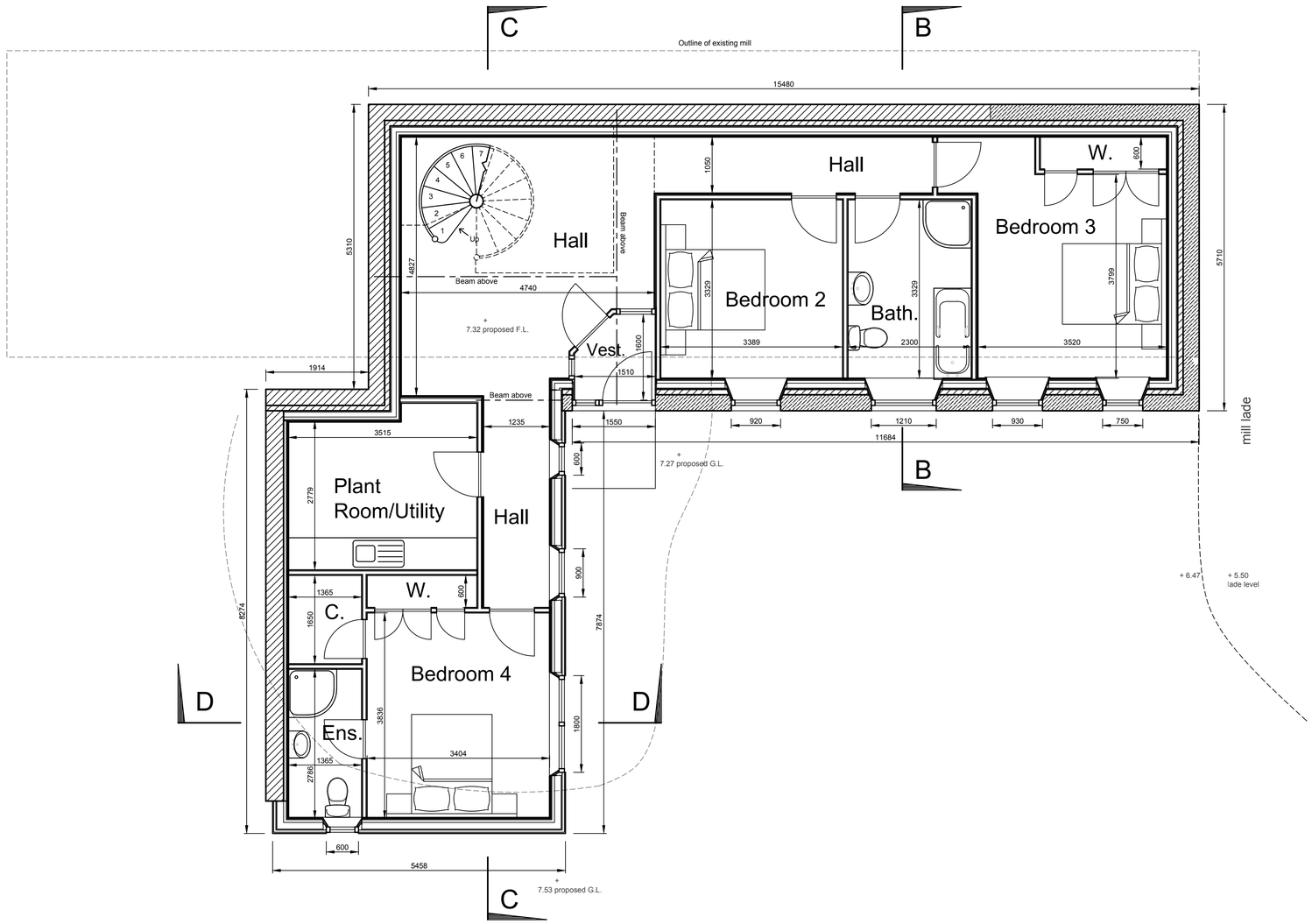
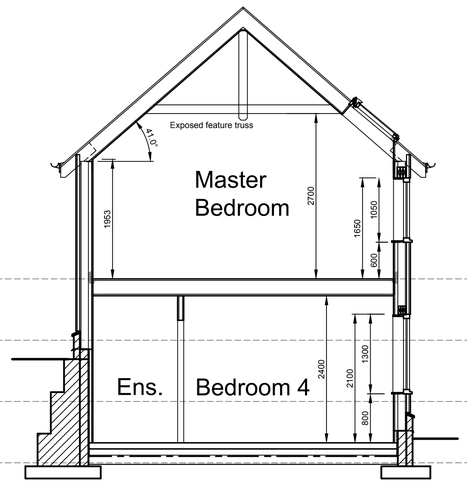
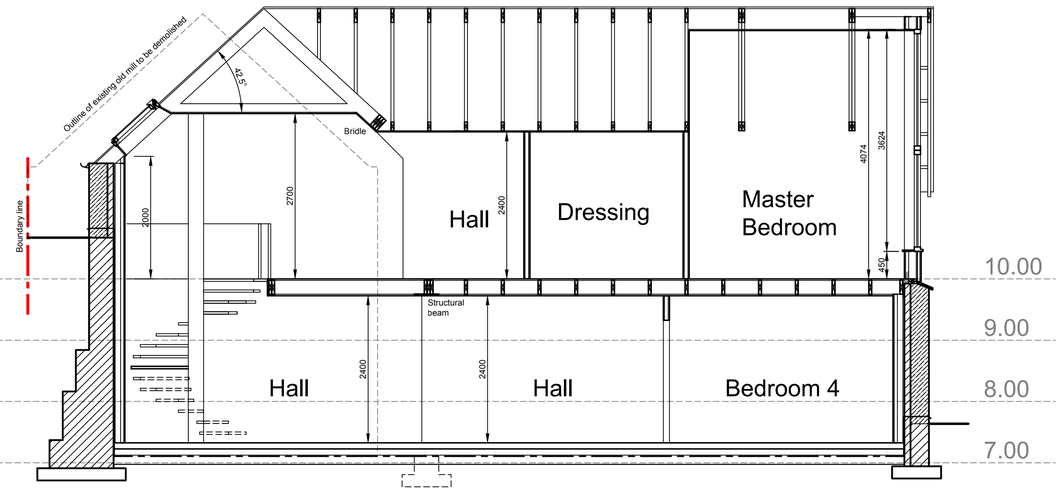


Ground Floor Plan : Scale 1 : 50



Cross Section D-D : Scale 1 : 50



Cross Section C-C : Scale 1 : 50

BAXTER DESIGN
COMPANY

The Mill : Littlemill of Clinterty : Kingswells : ©

Mr D Flynn

Demolition of former mill building and erection of replacement dwelling house

Drawing Title

Ground floor plan & sections

Date	Job No	Drawn By
24/03/16	15510-03	Ryan Urquhart

Amendment	No	Date
Plan and Sections revised	1	30/03/2016
Section C-C revised	2	18/07/2016
Floor plan & section D-D revised CM	3	04/08/2016

Architectural & Building Consultants

Aden Hall, 9 Kirkgate, Old Deer, Peterhead, Aberdeenshire AB42 5LJ

Tel : 01771 622296

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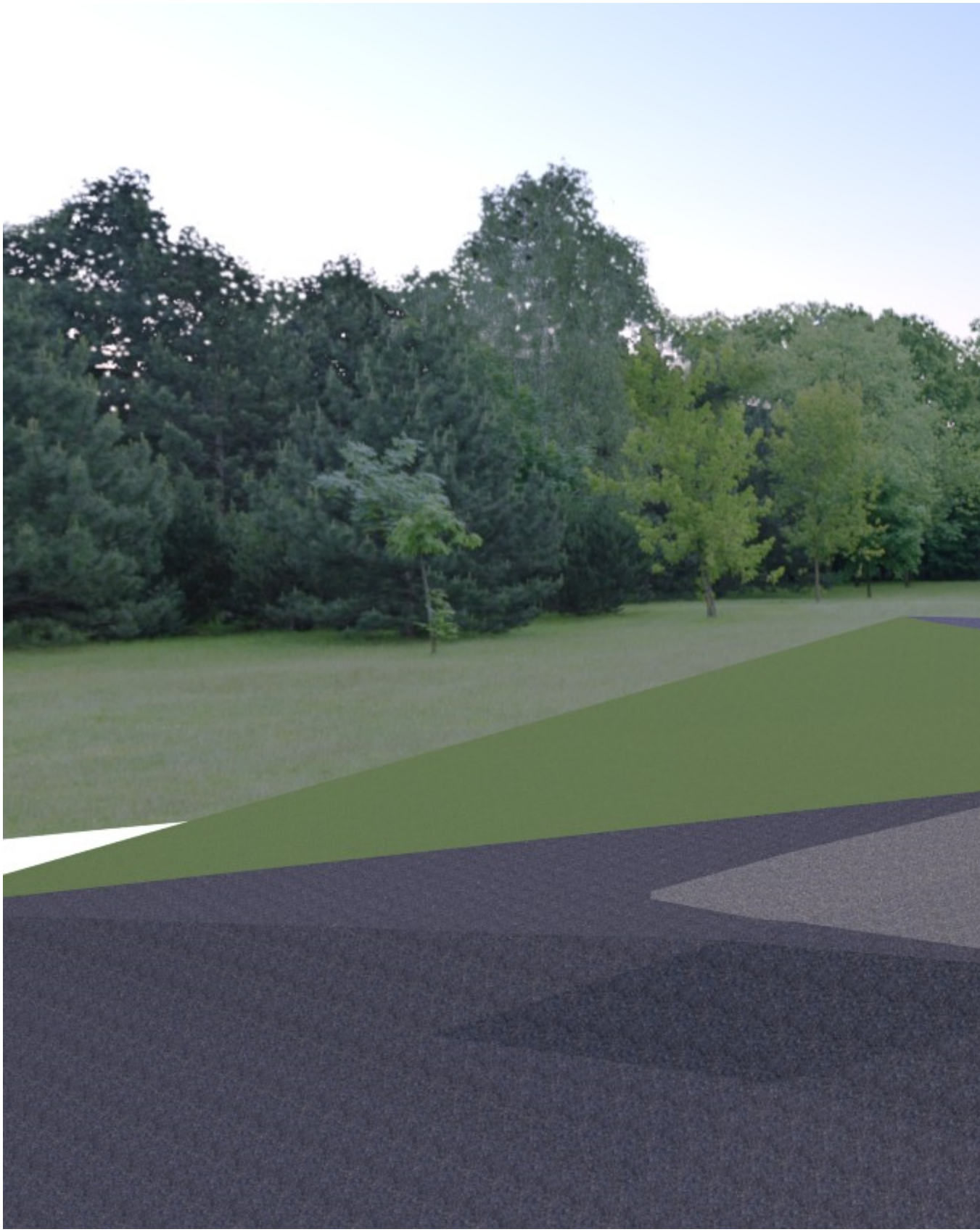

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Comments for Planning Application 160426

Application Summary
Application Number: 160426
Address: Mr D Flynn The Mill Little Mill Of Clinterty Kingswells Aberdeen AB15 8RN
Proposal: Proposed demolition of former mill building and erection of replacement dwelling house
Case Officer: Dineke Brasier

Customer Details
Name: Dr William Maitland
Address: Concraig Smiddy, Clinterty, Kingswells, Aberdeen AB15 8RN

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Residential Amenity
- Traffic or Highways

Comment:The plan calls for the destruction of an historic and visually appealing watermill and replacement with a new building whose style and roofline are incompatible with the other traditional buildings in the immediate area. This large dwelling house is squeezed onto a relatively small plot.

The area is zoned for agricultural use, not residential. The new building will increase the density of housing in an area where the existing density of houses is low.

The building will further reduce traffic visibility at the road junction. The new building is sited at a road junction that has reduced traffic visibility in all 3 directions and the roads leading from the junction are width constrained. This junction is busy at commuting time and a proportion of traffic drives fast through the junction. If the plot is taken over by this building and its' garden and with a wall on the opposite side of the road, there will be nowhere else for pedestrians crossing the junction to walk but on the road. There are pedestrians walking from the travellers site to reach work, shops and entertainment.

The plans would necessitate the removal of trees and undergrowth in a small woodland habitat.

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MEMO

To	Dineke Brasier Planning & Infrastructure	Date Your Ref. Our Ref.	21/04/2016 P160426 (ZLF) TR/MW/1/51/2
From Email Dial Fax	Roads Projects MWilkie@aberdeencity.gov.uk 01224 523482		

ABERDEEN CITY COUNCIL

Roads Projects
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

Planning application no. P160426
The Mill, Little Mill of Clinterty, Kingswells
Proposed demolition of former mill building and erection of replacement dwelling house

I have considered the above planning application and have the following observations:

The proposal includes details of an improved access onto the public road, with 2.4 x 90m visibility splays to west and east, which would be acceptable.

The proposal shows two car parking spaces, however for a dwellinghouse of this size in this location, three car parking spaces should be provided within the curtilage of the property.

I would support this development proposal, if a condition could be attached to any consent you may wish to grant, pertaining to the need to provide 3 off-street car parking spaces; and an informative could be provided to the applicants, advising them to contact our Roads colleagues about the upgrading of the access onto the public road.

Mark Wilkie
Senior Engineer

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MEMO

ABERDEEN CITY COUNCIL

To	Dineke Brasier Planning & Infrastructure	Date Your Ref. Our Ref.	23/05/2016 P160426 (ZLJ)
From Email Dial Fax	Flooding mfoley@aberdeencity.gov.uk 01224 53 3829		

Flooding
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 11
2nd floor West
Marischall College
Broad street
AB10 1AB

Planning application no. P160426
The Mill, Little Mill of Clinterty, Kingswells
Proposed demolition of former mill building and erection of replacement dwelling house

I have considered the above planning application and have the following observations :

Surface Water Drainage Proposals
Please provide full surface water drainage proposals for the development, outlining in full detail the proposed method of discharge of surface water and discharge rates. Any proposed SuDS facilities to include design calculations and drawings to be submitted for approval.

Drainage Impact Assessment
Please provide a full Drainage Impact Assessment for the development, indicating the proposed SUDS facilities (as stated above) in addition to a full examination of all watercourses within the vicinity of the site and the impact which the development shall have on the existing drainage network. The proposed new drainage system (storm and foul by separate) should also indicate the location of these connections into the existing network.

When this information has been provided, we will offer further comment on the application. They should provide us with a letter from Scottish Water showing an acceptance of the connection.

Regards
Miriam Foley
Engineer

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ABERDEEN
CITY COUNCIL

Marischal college Broad Street Aberdeen AB10 1AB Tel: 01224 523 470 Fax: 01224 636 181 Email: pi@aberdeencity.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100008767-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Baxter Design Company (Old Deer) Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Baxter	Building Name:	Adenhall
Last Name: *	Design	Building Number:	9
Telephone Number: *	01771 622296	Address 1 (Street): *	Kirkgate
Extension Number:		Address 2:	Old Deer
Mobile Number:		Town/City: *	Peterhead
Fax Number:		Country: *	UK
		Postcode: *	AB42 5LJ
Email Address: *	info@baxterdesigncompany.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	D	Building Number:	8
Last Name: *	Flynn	Address 1 (Street): *	Crimon Place
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Aberdeen
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	AB10 1RX
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:	Aberdeen City Council

Full postal address of the site (including postcode where available):

Address 1:	
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	
Post Code:	

Please identify/describe the location of the site or sites

Northing	810231	Easting	383469

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Aberdeen City Council reference 160426 - The Mill, Little Mill of Clinterty, Kingswells, Aberdeen - proposed demolition of former mill building and erection of replacement dwelling house

Type of Application

What type of application did you submit to the planning authority? *

☒ Application for planning permission (including householder application but excluding application to work minerals).

☐ Application for planning permission in principle.

☐ Further application.

☐ Application for approval of matters specified in conditions.

What does your review relate to? *

☒ Refusal Notice.

☐ Grant of permission with Conditions imposed.

☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see attached Supporting Statement (too many characters to fit in box)

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

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

15510-01(am3) - site plan, block plan and elevations; 15510-02(am1) - first floor plan and sections, 15510-03(am3) - ground floor plan and sections; 15510-E1 (am1) and E2(am1) - existing drawings; Design Statement; GCS 5034 and GCS 5034 XS-01 - Topographical drawings and site cross sections (flooding); Astell Associates Bat Survey; Astell Associates Environmental Walkover Survey; Ramsay & Chalmers Structural Report; Supporting Statement

Application Details

Please provide details of the application and decision.

What is the application reference number? * 160426

What date was the application submitted to the planning authority? * 07/04/2016

What date was the decision issued by the planning authority? * 11/08/2016

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

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

Please select a further procedure *

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

The applicant would like to discuss the justification for the proposal with the Local Review Body for the reasons outlined in the accompanying Supporting Statement

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

Can the site be clearly seen from a road or public land? * ☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? * ☐ Yes ☒ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Parts of the building are structurally unsound and parking is restricted. We would like to be on site if the members would like to undertake a site inspection, to ensure their safety.

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. * ☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? * ☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * ☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * ☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review * ☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: . Baxter Design

Declaration Date: 19/08/2016

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BAXTER DESIGN
COMPANY

PROPOSED DEMOLITION OF FORMER MILL BUILDING AND ERECTION OF REPLACEMENT DWELLING HOUSE AT THE MILL, LITTLE MILL OF CLINTERY, KINGSWELLS, ABERDEEN
REF: 160426

SUPPORTING STATEMENT

We submitted the application on the basis that the client had originally sought to convert and extend the building to meet his needs. There had been a previous application approved on the site in 2008, which has now expired. This showed that the building was to be converted and extended in a similar manner to what we have proposed. The client bought the site on the premise that the previously approved plans showing the layout and size of building would meet his requirements.

After undertaking a site survey and further investigations including a structural engineer's report, we found that the building was structurally unsound and would need to be largely rebuilt in places. We therefore felt it necessary that the building should be entirely demolished and we then proposed to rebuild the steading, largely 'as is', but with the building moved one metre away from the south-east boundary. This would be beneficial to both the applicant and the owners and occupiers of the neighbouring cottage, Little Mill Cottage, for logistical reasons as they would be able to then build a retaining wall and erect a fence and workers would not then need to go back into the site of Little Mill Cottage and cause any further disruption to them during construction of the house. The applicant had discussed this with the neighbour prior to the submission, and they seemed to be happy with this arrangement. This would also pull the building slightly further away from the boundary which would further reduce any possible overshading or privacy issues between the two properties. The granite stonework and roof slates are to be salvaged from the existing building and re-used to clad the new build, so this part of the new build will look authentic, as if it had always been there.

As the client had been keen to convert the steading, he stated that the proposed dwelling house must mimic the proposed former steading conversion layout and therefore we designed the proposals to suit the existing building with a modern extension out to the west side, as was previously proposed in 2008. The extension to the west side would be finished externally with very different materials, i.e. timber cladding and corrugated roof sheeting, to provide a contrast to the original building and a clear definition between old and new. We have made alterations to this during the application process following discussions with the planners. As can be seen in the planner's Report of Handling, this was deemed favourable, although some minor design issues e.g. window styles, may be adjusted but are very minor issues.

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Adenhall, 9 Kirkgate, Old Deer, Peterhead, AB42 5LJ
Tel. 01771 622296
E-mail: info@baxterdesigncompany.co.uk Website: www.baxterdesigncompany.co.uk

We had also provided additional reports and documentation to allay the concerns of the Flood Prevention Unit and Environmental Planners, and so the only reason for refusal was that the Aberdeen City Council planning policy does not allow for demolition and rebuilding of redundant buildings. We feel that this is adequately justified in this case, as the reason for demolition and rebuilding is that the existing building is structurally unsound, and therefore large parts of the building would need to be demolished anyway to be converted, and it makes sense from both logistical and overshading/privacy points of view that the building be slightly further away from the boundary, to benefit both the applicant and the neighbour of the development.

These are further backed up by what is shown in our Design Statement, design drawings, the engineer's structural report and additional documents for the Environmental Survey and the topographical survey.

The applicant for the site would like a hearing in this review, so that he can put his point across and demonstrate his commitment to reinstating the building to its former glory by demolishing what is currently an eyesore and rebuilding with an extension to accommodate the client's wants and needs.

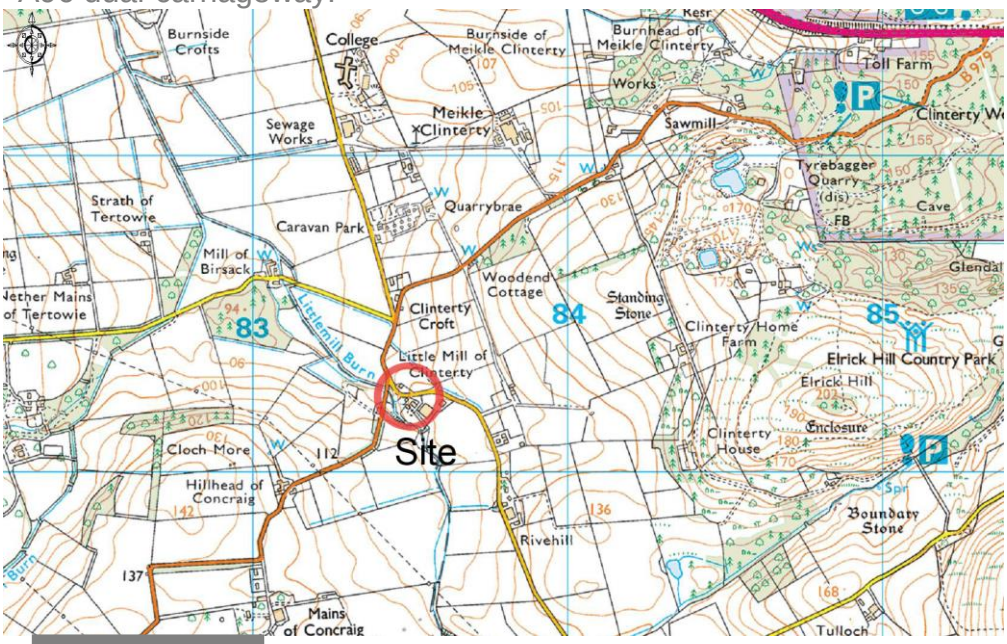
BAXTER DESIGN
COMPANY

Design Statement

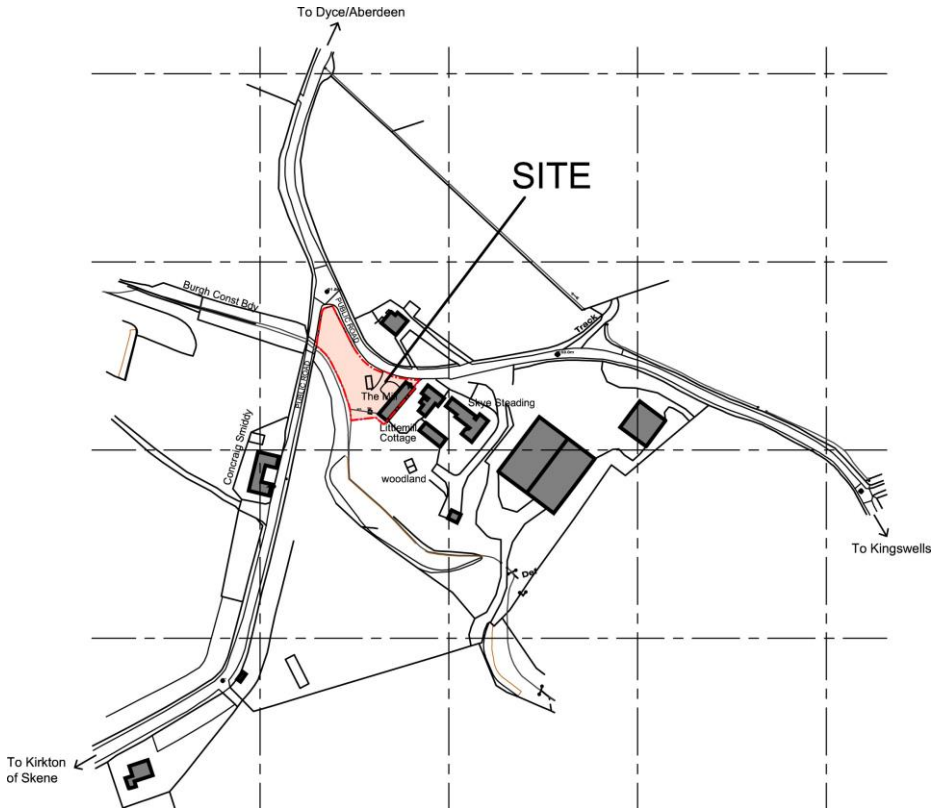
Job no. 15510
Demolition of former mill building and erection of replacement dwelling house
The Mill, Little Mill of Clinterty, Kingswells, AB15 8RN

site description

This full planning permission application proposes the demolition of a derelict former mill building and erection of a new detached dwelling house, on behalf of Mr Darren Flynn. The site previously had planning permission for change of use of land, conversion of and extension to the former mill building into a dwelling house under Planning Permission no. A8/1218. The site is located west of Aberdeen, in the Clinterty area near Kingswells. The site is accessed via the B979 public road, which connects to the Aberdeen to Blackburn stretch of the A96 dual-carriageway.



location plan



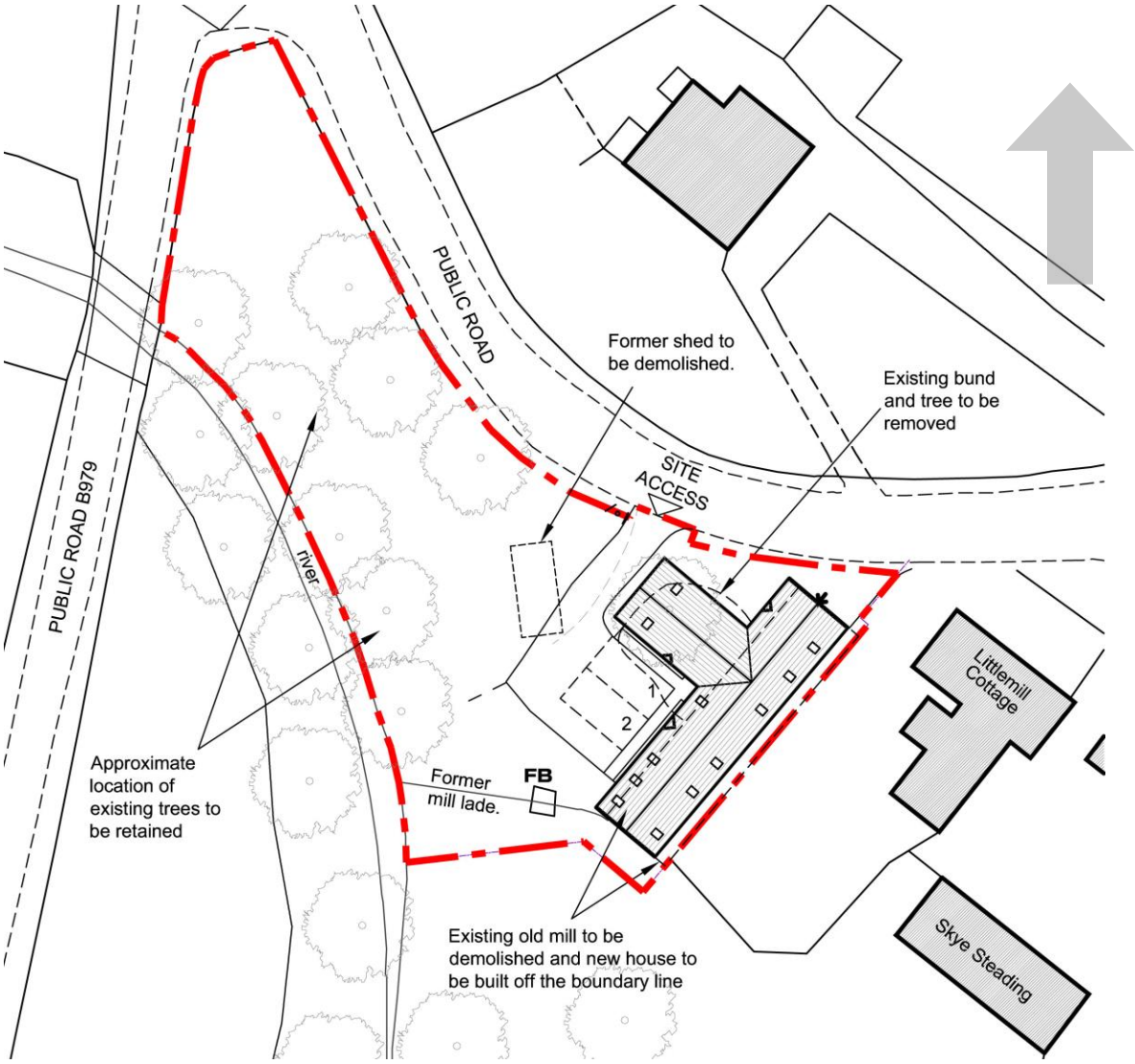
site plan

n

site analysis

The proposed site encompasses one steading and one shed, both of which are in poor condition both structurally and aesthetically. The roofing to both buildings is incomplete and is completely missing in some areas. The site boundary is defined by the Littlemill Burn to the south-west, Borrowstane Road to the north and the B979 road to the west. The outer wall of the former mill building lies directly on and defines the site boundary to the south-east. The smaller building is located centrally to the site, the back wall of which is retaining higher ground behind it, and appears to have formerly been used for storage.

The site slopes down significantly towards the burn. We propose to retain the existing mature trees nearest the burn, and we propose to remove one mature tree that sits between the buildings to allow for easier access and to allow the extension to the mill building to be built.



block plan

The block plan above shows the proposed replacement dwelling house, with the buildings that we propose to demolish shown with dashed lines. We propose to retain the footprint of the existing building as far as possible.

The position of the existing access into the site allows us to achieve the required 2.4m x 90m clear to both sides of the public road. We anticipate that the telegraph pole and 'sharp turn' road sign adjacent to the access point can be retained as adequate visibility onto the public road can be achieved without the need to relocate them.

services

The proximity of the watercourse and public roads surrounding the site and the actual shape of the site mean that there is not enough space within the site itself in which to locate a soakaway system to discharge drainage from a septic tank. Following discussions with SEPA and building control, it was agreed that the best solution for the waste water is a mini sewage treatment plant discharging to the burn via a partial soakaway. The surface water will also be discharged to the burn via a partial soakaway.

Electricity and telecommunications are available in the area and will be connected into our site. Some overhead cables will require to be removed/re-routed to site prior to the commencement of building works on site.

As for heating the proposed building, this will be determined at building warrant stage of the proposals when SAP calculations will be carried out to meet the requirements for carbon emissions from the proposed house. The applicant would like to use a renewable heating source if possible, such as a ground source heat pump and wood burning stove, although full consideration will be given to other possible heating systems e.g. oil-fired, wood-fired, etc.

As this site is situated approximately 5 miles from Kingswells and Westhill, future occupants would benefit from the existing amenities and services located within these settlements. These include a primary school, playpark, playing field, doctor's surgery, post office, local shops and a good public transport system.

site identity

Little Mill of Clinterty lies in a rural area mixed with minor industrial premises. The nearest buildings are traditionally-built granite cottages with slate roofs, and there are also a number of modern steading conversions in the area. The shape of the surrounding landscape, close proximity of the burn and existing mature trees are features that give the site quite specific, natural characteristics.

Top – view onto the public road from the north-east corner of the site, looking west.
Bottom - view of the tree between the buildings, and the steading itself, from the access

Top – view of the gable end of the steading from the road at the east corner
Bottom - view of the steading from the southern corner looking back up to the north

When we were initially approached by the applicant, he had a clear idea that he would like to retain the existing building as far as possible, and to convert the building into a dwelling house and add an extension to create additional living space to suit his needs, per the previous planning approval for the site. We proceeded to measure up the area of the existing building that was accessible at the time. As can be seen in the photographs provided, we were restricted in certain areas by structural instabilities, particularly to the first floor of the main wing of the building as the floor joists were rotten and excessively damaged in parts, and the roof was partially collapsed over this area. There is no roof over the northern section of the building, which has allowed weeds to grow within the building and thus restricted our access further. The middle part of the building is inaccessible as there are no doors into it and the floor level is very low.

We contacted structural engineers, Ramsay and Chalmers, who had provided a structural report on the building to accompany the previous application. Since then the condition of the building had deteriorated considerably. At that point we held extensive discussions with the applicant and the engineer regarding the merits of retaining the existing building, and instructed Ramsay and Chalmers to update their structural report to suit the current condition of the building. It was concluded that so many parts of the building were unstable and would need to be taken down and rebuilt that there was little point in retaining the building, and that the building should be demolished entirely. Please refer to the Ramsay and Chalmers structural report for further information.

Further to this, the applicant had been in discussion with the neighbour to the east of the property. Discussions were held regarding access to the building during construction works, as the east wall of the building forms the boundary to the site, and since the building has become unsightly in the last few years, the neighbours have erected a timber fence along that wall to minimise the visual impact of the deteriorating building upon them. When the decision was taken that the existing building should be demolished, it made sense to move the proposed house off the boundary for logistical and amenity purposes – this would be most beneficial to both the applicant and the neighbours.

The property had been for sale on the open market for approximately 5 years before Mr Flynn purchased it. The location of the site is ideal for those looking to live in a peaceful rural location near to Aberdeen for a short commute, however the poor condition and appearance of the building are thought to be the main reasons that few people appeared to be willing to take on such a project. Mr Flynn recognised the potential for development, and although it was determined that the former mill building should be demolished, he aims to retain the principles and key characteristics of the site in the proposed design. We have achieved this by emulating the retaining structure to the east side, albeit now slightly off its former location. The opening sizes and styles of the existing building will also be retained. The external walls will be clad in granite stonework salvaged from the demolished building, and the roof will be finished with slates salvaged from the demolition works where possible, with best quality locally-sourced slates being used to finish the remaining areas.

Although many traditional buildings throughout the area are in good condition and can be quite pleasing on the eye, this building has become an eyesore in recent years as weeds have overcome the building, and damp ingress has ruined many of its features. As can be seen in the images of the existing building, vegetation is present within large areas of the walls, which will have compromised the structural integrity in many places, even where cracks are not present, and some parts of the walls do in fact contain cracks. This is particularly relevant in the east wall, which is retaining high areas of neighbouring ground to the east. No tanking appears to be present in the wall, and it is doubtful that any drainage will have been installed behind the wall, so this wall is particularly prone to excessive damp. Although modern materials and methods are available to help prevent damp entering buildings, this market mainly focuses on new-builds and thus the market is limited in terms of products that would be suitable for application in traditional walls where conversions are being carried out. This would be met with excessive costs, and would not guarantee full protection against damp ingress. This is another reason that it was determined that the building should be demolished, so that a full waterproof tanking system could be incorporated where required.

The building was formerly used as a mill and not intended to be used as living accommodation, so it is not thought to hold architectural significance. The main features of the building are the hayloft door with dormer roof, and small windows in the lower, southern part of the building. If converted into a dwelling house, the long north-west elevation would appear rather bleak and monotonous, particularly where forming the front elevation and entrance to the building. The proposed extension will break up the long elevation and create a more private entrance and amenity area for the occupants to enjoy in the southern areas of the site.

As mentioned previously, there are two original buildings on site. One is a small, derelict shed which we propose to demolish to allow for better access for construction vehicles and to salvage the granite to be used in the proposed build.

The mill building is around 100 years old and is built with traditional granite walls and timber roof trusses with a slate finish. There are a number of small openings in the southern part of the building that face south and west. It is thought that the majority of mill activities would have taken place in these areas, and the northern areas of the building would mostly have been used for storage. The previously approved planning application shows how the building could have been converted into a dwelling house fit for modern-day living, whilst retaining the majority of the window and door openings, to retain the character of the building. As can be seen, the extension is required to provide adequate living space for the occupants.

A design is proposed for a replacement house which resembles the original building as much as practically possible. This meets the client’s brief and will also help to effectively conserve the building for many years to come, by reflecting the original nature of the house in a well-planned manner, considerate of neighbour’s amenity and construction logistics.

The proposed house will be constructed systematically, by first demolishing the existing building in its entirety and temporarily securing the banking to the

eastern areas. A retaining wall will be built to these areas to provide stability to the bank, and allow adequate drainage systems to be installed. Tanking systems within the new walls will prevent damp ingress. The new walls will be constructed from timber framing containing high levels of insulation; this will allow fast construction to get the building wind and watertight as soon as possible. So while internal works are progressing e.g. plumbing and electrical work, builders can simultaneously be on site, building the external skin of granite stonework and ensuring that it matches the former mill building. The roof will be finished with slates, and traditional timber window units will also be fitted.

The design of the proposed extension mimics the design which was approved previously. We have changed the finish to be of granite up to first floor level, as the amount of granite that can be salvaged from the buildings is not thought to be enough to complete the extension. We therefore propose to clad the first floor walls of the extension in timber cladding – this will mimic many traditional buildings in the area. The cladding will be of a 'waney' edged style, as its curved, irregular lines will give the impression that it has been cut from the adjacent woodland and fitted to the building, rather than artificially produced from alternative sources. This will provide contrast to the granite walls, and combine nicely with the natural timber windows to give a natural, sustainable feeling to the house. The waney-edge timber cladding to the extension part of the building was chosen to blend naturally with the surrounding landscape.

image of the 'waney' edged cladding proposed

The house layout has been designed to allow outward views from the living areas and the main bedroom over the wooded area and the burn. These areas will also be west facing to allow evening sun and thus solar gain to provide some heat to these areas and reduce running costs for the applicant. The kitchen window allows views toward the road and site entrance, allowing the occupants to see delivery vehicles and visitors on approach. Rooflights have been proposed to the vaulted roofs in the living area and Master Bedroom to bring in natural light and solar gain in the morning hours, which is necessary given the low eaves level of the existing building, which is being imitated in the proposed design. There are rooflights present in the existing building which will have had the same purpose, to bring natural light into the first floor areas where people will have been working.

The window sizes and positions to the 'mill' part of the proposed house imitate those in the original building, which can be seen in the existing and proposed elevations. The windows of the existing building are irregular in shape and size,

so we have copied this in the proposed design to retain its character. The windows to the first floor are low in height due to the eaves height, but have been designed as fixed panes that will allow the occupants to see out and down to the woodland and garden, and rooflights are required above them to bring adequate levels of light in, and will ventilate these areas. The hayloft door style, size and position has been incorporated within the design as it is a key feature of the north-west elevation. Windows in traditional buildings are normally portrait in proportion, and so the majority of windows in the 'extension' part of the building have been made portrait to match, with 3no. windows on the gable end coupled together to maximise views and evening sun to the bedroom. The windows to the south-west elevation are more like those see in the existing mill building, more square in shape and fixed openers to get the view out. The low eaves height means that rooflights are required here too to gain natural light and ventilation.

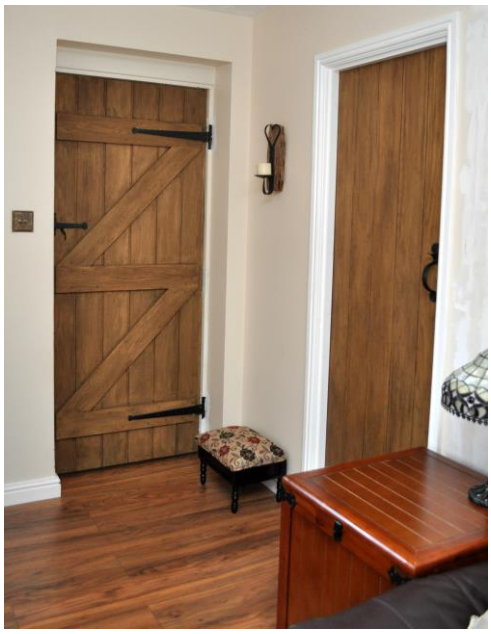
The applicant is committed to using natural materials as far as possible, and will also use granite stonework and other rustic materials throughout the interiors. Not only will this recycle materials and save the applicant the cost of sourcing new materials, but this will also create a dramatic effect in the entrance and living areas, reflective of the natural, sustainable external appearance. Examples of images from the client's brief have been incorporated below to give an indication of their intentions for the building.

The image below shows an aerial view of the property obtained by the applicant. The back of the building is directly on the boundary line, upon which the neighbour has formed a timber fence to screen their property from the unsightly appearance of the building. This proximity of the building to the boundary line is a negative feature of the property which will have had an impact upon the market value of both properties, and would have an undesirable effect on the amenity of both parties.

Aerial view of the existing building and woodland

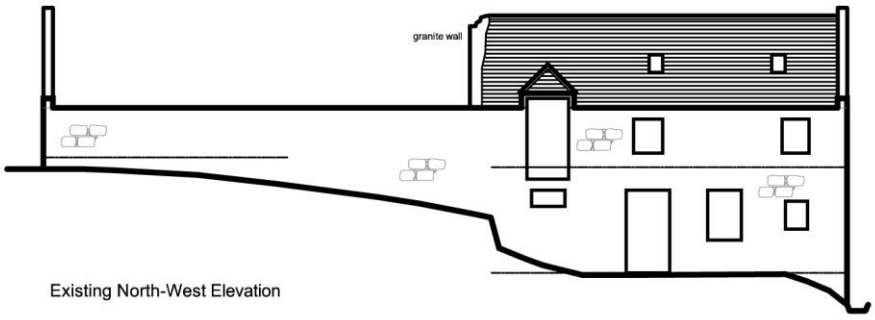
It is proposed that the replacement house will be situated just off the boundary line, which will allow future maintenance of the wall and roof on that side. During building works, once the retaining wall has been constructed and backfilled the contractor should not require access to the neighbour's property again, so a screen fence could be erected at that time. This will enhance the neighbour's privacy and amenity, as if the building were to be converted, contractors would continually require access to the neighbour's land to carry out works, and the applicant would also need to continue to access the land for future maintenance works.

The proposals have been carefully considered, deliberation between us, the client and structural engineers at the early planning stage concluded that the existing building should be demolished and a replacement dwelling house erected in its place due to structural instabilities and lack of damp proofing. Further consideration of logistics, neighbour amenity, access and maintenance provision for occupants, justified the need for the proposed building to be relocated off the footprint of the existing building. The design has been well-thought-out to achieve the goals set out in the clients original brief, and since the original intention was to convert the building, it was deemed fit to emulate the existing building in the proposals, and apply the same principles as if we were converting the building in the proposed design.

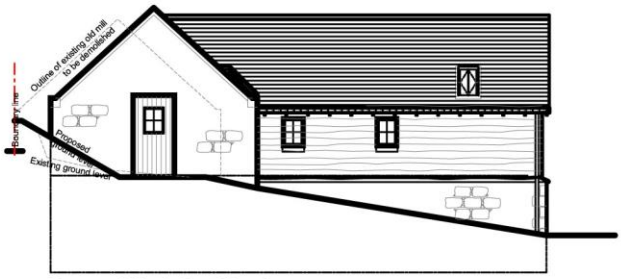


ideas for internal spaces and finishes as part of the client's brief to embody a traditional yet dramatic feeling throughout.

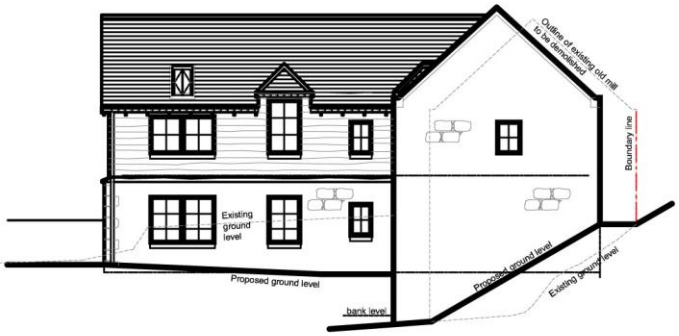
Proposed North-West Elevation



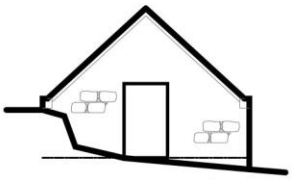
Existing North-West Elevation



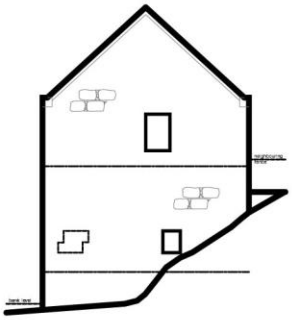
Proposed North-East Elevation



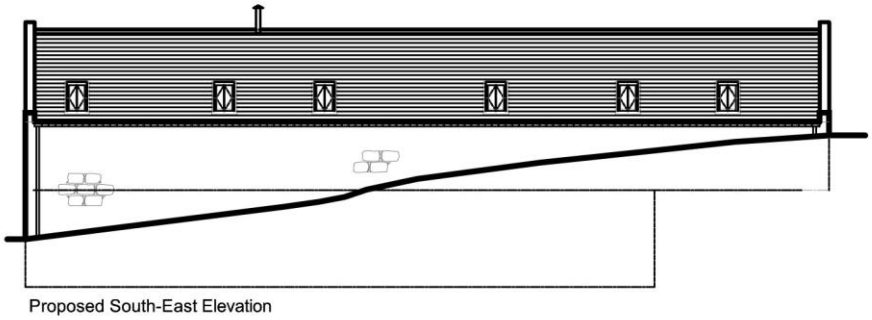
Proposed South-West Elevation



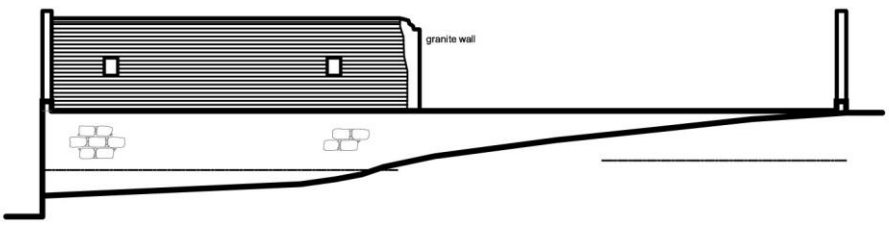
Existing North-East Elevation



Existing South-West Elevation



Proposed South-East Elevation



Existing South-East Elevation

existing and proposed elevations

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Baxter Design Company (Old Deer) Ltd - Registered in Scotland No. 490196

astell associates
arboricultural, environmental and landscape consultants

Little Mill of Clinterty

Environmental Walkover Survey

15th July 2016
Ref: LMC-1607-EIS

26 Binghill Crescent, Milltimber, Aberdeen, AB13 0HP;
Tel: (01224) 868458; email: info@astellassociates.co.uk
www.astellassociates.co.uk

15th July 2016
LMC-1607-EIS

Environmental Walkover Survey

Little Mill of Clinterty

Contents

Environmental Walkover Survey

Little Mill of Clinterty

1. Introduction

Background

Astell Associates have been instructed by Baxter Design Company (Old Deer) Ltd to carry out an environmental walkover survey of the site.

This report has been commissioned to support the current planning application for the demolition of the existing building and construction of a new house on the site, and demonstrating that the implications of the proposed development on the ecological and landscape aspects on the site have been fully considered.

Professional Qualifications

Nigel Astell has been involved in ecology and arboriculture for over 35 years. He holds degrees in Botany and Zoology and is a member of the Arboricultural Association and The Chartered Institute of Environmental and Ecological Management.

Survey Objectives

The principal objective of Environmental Walkover Survey was to characterise the habitats present on site. In addition the study area was assessed to identify whether there were any features on site that would indicate the presence of protected species and species or habitats of nature conservation importance or the presence of non-native invasive species that could represent a significant ecological constraint. This survey was undertaken with specific regard to the potential presence of water voles.

2. Methodology

A site visit was undertaken on 11th June 2016 by Nigel Astell.

A general assessment of the habitats in the proposed development area including ground flora has been carried out.

An appraisal of the habitats present on site was undertaken during the survey to identify whether there were any suitable habitat for, or any signs to suggest the presence of populations of protected species including bats, badgers, water voles and otters.

The area was walked at 0.5m intervals. Both banks of the burn were walked and any signs of water vole and otter were recorded, if found.

3. Site Description

Little Mill of Clinterty is located within an area of arable farmland immediately to the east of Littlemill burn. The mixed broadleaf and riparian vegetation which line the burn provide habitat connectivity to the scrub and woodland to the east. The mill itself is surrounded on three sides by mature broadleaves, and is sheltered by rising topography to the west and north. Due to the proximity of the burn and trees, there is excellent bat foraging potential.

Photo 1: *View northeast from the bridge over the burn. Stone edge to burn and dense rudderal flora.*

Photo 2: *View along burn showing stone banks and dog's mercury with umbels as the rudderal vegetation.*

Photo 3: *View south past mature beech tree. The banks of the burn do not have water vole habitat and there was no signs of water voles.*

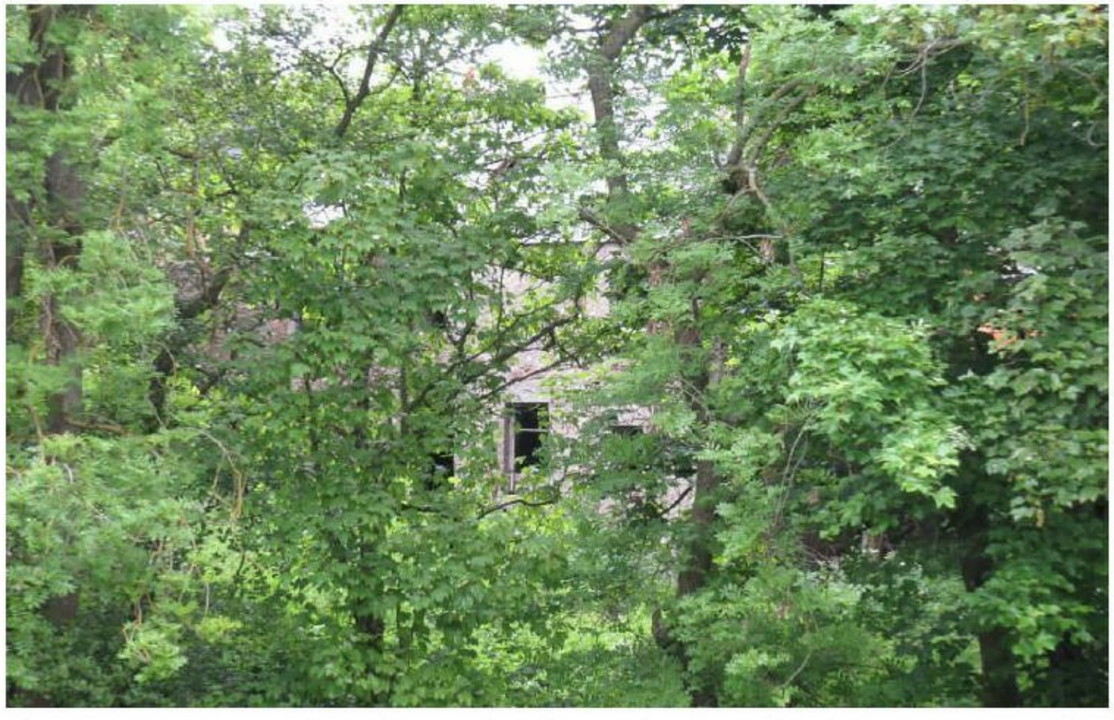

Photo 4: *View west through trees along burn side. Dense deciduous trees screen the building from this direction.*

4. Survey Results – Vegetation

Perennials

The following perennial plants were found. These form dense areas of plant cover over the whole site. In places this rudderal vegetation was 1.5m in height.

Cow parsley	Ragwort	Dog's mercury
Nettle	Raspberry	Blackberry

Trees

There were a number of mature deciduous trees alongside the burn and in other areas of the old mill cartilage. Sycamore is the dominant species, with beech also present. These formed dense areas of shade along the river banks and into the garden area.

5. Controlled Invasive Species

The site was also assessed for the presence of invasive and injurious species including Japanese knotweed *Fallopia japonica* and giant hogweed *Heracleum mantegazzianum* which are listed under Schedule 9 part ii of the Wildlife and Countryside Act 1981 (as amended). Under section 14 of the Act it is an offence to cause the spread or relocation of either species.

There were no invasive species present at the site.

6. Red Squirrels

Overview

The red squirrel is an arboreal mammal and spends most of its foraging time in the woodland canopy. They prefer a woodland where there is easy access from tree to tree, without the necessity of frequently descending to ground level. The red squirrel's main diet consists of pine cones, beech mast, wild berries and fungus. Although typically arboreal, it will also forage on the ground, particularly in spring, when searching for fallen cones.

The autumn and winter seed harvest is extremely important, both for survival through the winter months, and to ensure breeding success the following spring. Chewed and stripped cones, and broken nut shells can often be found scattered below a favourite feeding branch, or on tree stumps.

The squirrel builds nests or dreys in many trees, not just as a nursery for the safety of the young, but for other purposes. Some may be crow or magpie nests converted by these squirrels, but usually they are the squirrels own work, a hollow ball composed of twigs, strips of bark, moss and leaves. Nursery dreys are much larger than resting dreys, with a more complex structure of interwoven leaves, grass, moss and sometimes paper, within the woven ball of twigs. Resting dreys are smaller and can be a loose ball of twigs, a domed structure, or a simple platform. The red squirrel drey is smaller and more compact than that of the grey squirrel, and it is easy to differentiate between the two.

The Red Squirrel is diurnal with peaks of activity in the early morning and just before dark. It does not hibernate, although in the winter it may sleep more than in the summer. Squirrels will still be active though, even in cold weather.

Legislation Affecting Red Squirrels

The red squirrel population has declined in Britain in the last 50 years. This decline has been caused by competition and displacement by the introduced grey squirrel.

Red squirrels are a priority species within the UK Biodiversity Action Plan. In 2006 a Scottish strategy for red squirrel conservation was published (SNH 2004) which aims to conserve viable populations of red squirrel across the current range.

Red squirrels have been protected against intentional acts of damage and disturbance since the 1981 UK Wildlife and Countryside Act (WACA) Schedule 5. This was amended to offer greater protection for red squirrels in the Nature Conservation (Scotland) Act 2004, by including both intentional and reckless acts.

It is now an offence to 'intentionally or recklessly:

- kill, injure or take (capture) a Red Squirrel;
- damage, destroy or obstruct access to any structure or place which a Red Squirrel uses for shelter or protection; or to
- disturb a Red Squirrel while it is occupying a structure or place which it uses for that purpose.'

Squirrel Survey

No evidence of squirrels was found in the trees surrounding the field. Neither squirrel dreys, eaten seeds, feed tables or any evidence of red squirrel was found.

Squirrels will forage in mature beech trees, but do not forage amongst sycamore. There is limited foraging for red squirrels on the site and little connectivity with red squirrel habitat in other areas of Clinterty.

7. Badgers

Badgers and Legislation

Badgers are given protection under the protection of Badgers Act 1992, as amended by the Nature Conservation (Scotland) Act 2004.

Badger Characteristics

The Badger, *Meles meles*, is a nocturnal animal that spends the day underground in setts. These family setts can have anything from 5 – 50 Badgers living in them. However it is more usual to find around 15 individuals living in them at any one time. Badgers have a defined territory within which the sett will be located. Badgers will tend to walk their territory during the night, marking these areas which they travel, on well worn paths.

A set can be identified by means of the multiple openings, considerably larger than rabbit holes. Piles of earth and old bedding are found outside the entry/exit holes. Scratching posts and latrines are identifiable in the immediate proximity to the sett. Badgers do not hibernate, but will sleep longer and deeper in winter and will spend considerable periods underground during inclement weather.

The presence of Badgers in an area is usually obvious as they leave many indicators which can be used to identify their presence:

- Setts, main setts, annex setts and outlying setts
- Badger tracks
- Large entrance tunnels to the setts
- Soil heaps and old bedding
- Muzzle holes, rooted up patches of grassland
- Scratching posts/trees (often Elder)
- Latrine pits
- Hair on barbed wire fence
- Regularly used Badger tracks

Badgers are resilient animals, good at foraging and due to their nocturnal habits, can live in an area for many years without being noticed.

However Badgers do have difficulty in coping with major excavations, or the use of heavy machinery coming over their tunnels, as this can cause the collapse of large areas of the sett.

Badger Survey

The survey looked for evidence of hairs caught on fences, snuffle holes in the grassland and field edges, badger latrines and sets. None were found. No evidence of badgers was found.

The exclusion zone for badgers recommended by SNH is 30m away from a sett. There are no badger setts within 30m or close by the site. The proposed new hosue will not impact on the badger population of the Clinterty area.

8. Bats

Legal Protection of Bats

Bats are given protection under Annex IIa and IVa of the EC Habitats Directive (92/43/EC) and applied in Scotland by the Conservation (Natural Habitats etc) Regulations 1994 as amended by the Conservation (Natural habitats) (amendment) Regulations of 2004 and 2007.

Bats are a European protected species and as well as a prohibition on killing or capturing them, legislation also relates to the protection of their breeding and roosting and resting (day roost) sites. Any activity that may impair their ability to survive, reproduce or rear their young is legislated against. It is also an offence to disturb bats which may affect the local distribution or abundance of the species to which it belongs.

Bat Characteristics

Bats use different roosts during different times of year, and for different purposes. A bat colony will generally return to the same roosts year after year.

Bats hibernate over winter in a communal roost and generally remain inside from autumn to spring. Winter roosts are typically caves, mines, buildings and hollow trees which have constant low temperatures and high humidity. In spring, the bats may use alternative roost sites which are used during the day. By summer the female bats will be found at a maternity roost where they will give birth and suckle young. Preferred sites for a maternity roost are hollow trees, buildings and bridges.

Signs of Bat Habitation

The following features of trees which can be used as a bat roost were looked for, as on page 64, box 8.1 of the BCT Bat Survey Guidelines:

- Natural holes
- Woodpecker holes
- Cracks / splits in major limbs
- Loose bark behind dense thick ivy
- Hollows and cavities
- Roosts within dense epicormic growth
- Bird and bat boxes

Bat Survey

A separate bat survey has been carried out on the old mill building. Refer to report LMC-1607-BS.

The trees along the burn are mature. The sycamore had no bat roost potential. The large beech had limited bat roost potential in cracks in the divergence angle. There was no evidence of bats. The young / semi-mature sycamore trees around the old mill building had no bat roost potential.

No mature trees are to be felled for the proposals.

9. Otter

Legal Protection of Otters

Otters are given protection under The Conservation (Habitats & c.) Regulations 1994, the Wildlife and Countryside Act (Schedule 5) 1981, as amended by the Nature Conservation (Scotland) Act 2004.

They are also a European protected species under Annex IV of the EC Habitats Directive 1994.

Otter Characteristics

Otters are now more common than is imagined. They have made a recovery from the low population numbers of the 1950s and 1960s, due to the legal protection given them, as detailed above.

Otters rest up during their nightly foraging and during the day in temporary resting places called couches. These are typically found in boulder areas or in scrub/ long grass close to rivers.. The otters will also have an underground home, known as a holt. This is often a hole in the bank with an underwater entrance. The young will be born in this holt, which is only used at the time that cubs are around, otherwise the otter has no permanent home. Spraint or 'droppings' are a good clue to the otters presence. These are often found in a conspicuous area, under bridges, or large flat stones etc. Young can be born at different times of the year and there are often two or three young in a litter.

Otters start their hunting at sunset, catching fish and returning to the bank to eat its prey. The main diet of otter is fish, and is often a wasteful feeder, eating only the succulent parts. Occasionally they may catch wild duck and moorhen . On land they sometimes take rabbit, rats, mice and voles. Frogs, newts, freshwater shrimps and crayfish are also eaten.

Although they are well adapted to aquatic life, they may travel across country from pool to pool, to an estuary or to the coast. Otters have been known to cover over 24km in a nights travel.

The presence of otters in an area can be identified by signs such as:

- Spraint: The characteristic faecal droppings of otters, deposited in a visible place.
- Footprints: These are often found in the damp ground around a watercourse that otters use.
- Holt sites: This is the otters underground home, where females will give birth to their cubs. Found in places such as under the roots of bankside trees.
- Couches: Otters hide up during the day in areas of dense vegetation.
- Slides: Often found at access points to waterways.
- Feeding remains: e.g. fish carcasses

Otter Survey

Otters use watercourses to commute during their nightly foraging. Otters may use the Littlemill burn during this commuting.

However there was no evidence of otters on the burn, in the fine silts along the burn edges. There were no signs of couches in the long vegetation on the northeast bank close to the proposed development.

10. Water Vole

Overview

The vole is a close relative of the rat and mouse, the vole can be distinguished from either of them by its blunt snout, tiny ears and short tail. There are six species of vole which live in the UK. Voles are active day and night. Voles feed mainly on grasses and other plant material.

The water vole lives along banks of canals, slow moving rivers, lakes and marshes The water vole has a home territory based on a burrow, the entrance to which is often just below the surface of the water. Male voles live along about 130 metres of water bank, while females have ranges about 70 metres long.

Legislation Affecting Water Voles

Under the Wildlife and Countryside Act 1981, as amended by Countryside and Rights of Way Act 2000, it is an offence to recklessly damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection. Legal protection is given to water vole habitat because the loss of suitable habitat is the main reason for the dramatic reduction in their numbers. Since April 1998 the water vole has received legal protection through its inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 section 9 (4) only. This offers protection to water vole habitat but not to the animal itself as decline in numbers is mainly attributed to destruction of habitat.

Signs of Voles Habitation:

Droppings: Water voles deposit distinctive black/greenish, shiny faeces in latrines. Latrines occur throughout and at the edges of their range during the breeding season, and are clearly visible.

Grass Cropping: There will often be an area around the burrow which has been very close cropped on top of a bank.

Tracks in Mud: There may be tracks in the mud near the edge of streams, usually near areas where voles have been feeding and have also left signs of bitten off plants.

Visual Sighting: The water vole is usually seen as it dives into the water to swim. Its normal tendency is to submerge, whereas a rat stays on the surface. After swimming, the water vole often sits upright on the bankside, feeding on water plants or washing its face.

Water Vole Survey

The banks of the burn had rock areas, constructed rock areas and areas of tall rudderal vegetation. There were no grass areas where water voles could make tunnels, or short cropped grass areas which would have identified water voles in the area. The burn is a spate burn and for large parts of the year is too shallow for water voles.

There was no water vole habitat and no evidence of water voles was found.

Appendix A: Contact Details

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Appendix B: Legislation, Guidance and References

Town & Country Planning Act 1990
Town & Country Planning (Trees) Regulations 1999
Construction (Design & Management) Regulations 1994

Directive 92/43/EEC The Conservation of National Habitat & of Wild Flora & Fauna,
Directive 79/409/EEC, The Conservation of Wild Birds (The Birds Directive)
The Wildlife and Countryside Act 1981
Nature Conservation (Scotland) Act 2004
Badgers Act 1992
Natural Environment and Rural Communities Acts 2006
The Conservation (Habitats & c.) Regulations 1994
Annex IV of the EC Habitats Directive 1994

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Pearce, G.E. (2015) Badger Behaviour, Conservation & Rehabilitation, Pelagic Publishing

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Date: 07/04/2016
Your ref.
Our ref. C1832/AAR/160407#1

Dear Sirs,

C1832 – LITTLE MILL OF CLINTERTY, KINGSWELLS, ABERDEEN

Further to your instructions the above premises were visually inspected by our Mr Andrew Ramsay on 31st March 2016. We would report as follows:-

1.0 Description

1.1 The premises consist of a traditional mill building at Clinterty which is situated to the North West of Kingswells in Aberdeenshire.

1.2 The property is rectangular on plan with the long elevations orientated on a South West/North East axis.

1.3 The South West section of the building is two storey and housed the mill machinery. The North East section of the property is single storey and has a floor level which is similar to the first floor level of the South West portion of the building.

1.4 The perimeter walls of the steading are of substantial granite masonry construction.

1.5 The roof and first floor structures have been constructed using timber. The roof has been covered with natural slates.

1.6 The ground slopes steeply downwards from the East to West and the groundfloor of the two storey section is below ground along the North East and South East elevations as a result.

1.7 A small water course runs adjacent to the South West gable.

1.8 There is an array of window and door openings in the masonry walling of the premises.

1.9 The property is likely to be circa. 100 years old.

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2.0 Visual Inspection

2.1 The first floor of the South West section of the property was not accessed during our inspection as it was not considered safe to do so.

2.2 There are significant areas of missing and cracked pointing on the walls of the property.

2.3 There are areas of masonry where the mortar has been entirely eroded from between the masonry units reducing these areas to what could be described as rubble construction.

2.4 Parts of the cement tabling on the South West gable is missing and cracked.

2.5 The masonry wallheads and tops of the gables are exposed to weather over large lengths.

2.6 Vegetation is growing from the tops of the masonry walling.

2.7 There are several holes at the base of the walls which may have allowed vermin and small animals to enter into the masonry walling.

2.8 The top of the central gable is missing and appears to have collapsed.

2.9 There are several significant cracks on the elevations of the property which may be the result of settlement of the foundations.

2.10 The most significant cracking is present at the South West corner of the building adjacent to the small watercourse. Masonry is missing from the foot of this corner and what remains is loose and devoid of mortar. A large uneven hole and a significant vertical crack are present on the gable above this corner.

2.11 The pattern of cracking at this corner would suggest that the North West elevation of the property is moving away from the gable at this location.

2.12 Timber safe lintels are present above many of the openings in the walls.

2.13 The timber roof and first floor structures are in direct contact with masonry.

2.14 The roof of the single storey section is entirely missing.

3.0 Conclusions

3.1 The walls of the building could not be refurbished for incorporation into a new dwelling without a significant element of underpinning, downtaking and rebuilding.

3.2 The loss of pointing and open wallheads will have allowed water to penetrate into the centre of the stone walling causing degradation of the mortar in the masonry walls.

3.3 Timber safe lintels are not a suitable long term structural solution for supporting masonry.

3.4 Untreated timber in direct contact with masonry is not an acceptable detail for a structure which is to be relied upon for the anticipated lifespan of a dwelling.

3.5 It is likely that vermin and small animals are present within the perimeter walls and that their tunnels and nests may have weakened and disrupted the insides of the walls.

3.6 In our opinion, attempting to retain the existing walling will not provide a satisfactory structural solution.

3.7 In light of the various points above and if there is no strong architectural reason for retaining the existing structure, it may prove more beneficial to remove the existing property and allow the construction of a more energy efficient building which meets the requirements of the current Building Regulations.

3.8 Please find enclosed a selection of the photographs which were taken during our inspection.

4.0 Notes

4.1 A visual walk round inspection of finished surfaces only of walls, floors, ceilings and roofs which are reasonably accessible has been carried out and the opinions in this report are based on this level of inspection related to past experience.

4.2 Our report records any visible signs of distress to the building structure. We have not inspected parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

4.3 To provide a more definitive report, in depth investigations involving the removal of finishes, excavation of trial pits, historical research and other associated survey work would be required.

4.4 We have not inspected timber, hidden or exposed for infestation or attack and a separate specialist report should be sought in this respect.

4.5 Our fee relates to the preparation of this report alone and does not cover any further exploratory works, instructions or supervision of any remedial works which may be recommended.

4.6 We have not inspected title deeds and therefore we are unaware of any information contained there in which might affect the content of the report.

4.7 Our report does not comment on any architectural aspects or features, such as waterproofing, finishes or building services.

4.8 This report is for the sole use of Mr D Flynn. The copyright in this report, other plans and documents prepared by Ramsay and Chalmers is owned by them and no such report, plan or document may be reproduced published or adapted without their written consent. However complete copies of this report may be made and distributed by the client in dealing with matters directly related to this commission.

Yours faithfully,

[redacted]

Andrew A Ramsay
RAMSAY and CHALMERS

Encs

Ramsay & Chalmers
Consulting Structural & Civil Engineers

C1832

LITTLE MILL OF CLINTERTY, KINGSWELLS, ABERDEEN

31ST MARCH 2016

Photograph 1 – North East Elevation

Photograph 2 – North West Elevation

Photograph 3 – South West and North West Elevations

Photograph 4 – South East Elevation

Photograph 5 – Vegetation Growth

Photograph 6 – South West Corner

astell associates
arboricultural, environmental and landscape consultants

Little Mill of Clinterty

Bat Survey

Survey Dates: 22nd June & 11th July 2016

Ref: LMC-1607-BS

26 Binghill Crescent, Milltimber, Aberdeen, AB13 0HP;
Tel: (01224) 868458; email: info@astellassociates.co.uk
www.astellassociates.co.uk

Survey Dates: 22nd June & 11th July 2016
LMC-1607-BS

Bat Survey

Little Mill of Clinterty

26 Binghill Crescent, Milltimber, Aberdeen, AB13 0HP; Tel: (01224) 868458; Fax: (01224) 868458 www.astellassociates.co.uk; email: info@astellassociates.co.uk

Survey Dates: 22nd June & 11th July 2016
LMC-1607-BS

Bat Survey

Little Mill of Clinterty

Location of Site

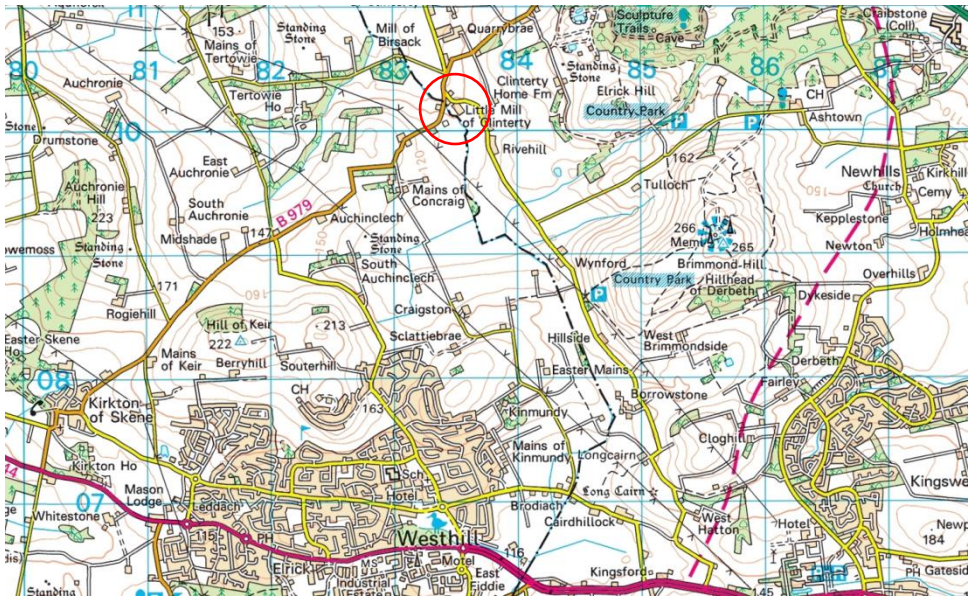


Photo 1: Map showing location of Little Mill of Clinterty circled in red.

Development Proposals

The old mill building is to be demolished and a new house is to be built on the site.

Purpose of Report

As part of the planning requirements, a bat survey has been requested.

This report, and the accompanying information, is supplied in order to:

- Determine the suitability of the building for the habitation of bats.
- Identify the presence or absence of bats in the area, either roosting or foraging, which may have an impact on the development proposals.
- Recommend mitigation measures, if required, both prior to commencement of the project and after its completion.

Survey Summary

The old mill is situated in an area of good bat foraging habitat and there was a large amount of bat activity over the survey period, with much foraging taking place.

No bats were seen exiting the building during the two surveys and no evidence of bats was found during the internal and external inspection of the building.

The demolition of this building will have no impact on the conservation status of bats in this area.

Data Collection & Survey Methodology

The site was surveyed by Nigel Astell with the assistance of surveyors as detailed in Appendix F, during daylight and at dusk on the 22nd June 2016 and 11th July 2016.

A desktop study was carried out on the NBN gateway website and of previous surveys carried out in the area. Pipistrelle and brown long eared bats are recorded in the Clinterty area.

The outside and inside of Little Mill of Clinterty was surveyed, following the guidelines set out in the Bat Conservation Trust – Bat Surveyors Good Practice Guidelines, and English Nature, Bat Mitigation Guidelines.

A dawn survey was not carried out, because no evidence of bats was seen externally or internally and no bats were seen exiting the various parts of building during the dusk survey.

Equipment Used:

The dusk survey was carried out with the use of 3 Echometer Touch's and an Echometer EM3+. Equipment used during internal and external inspections: Ladder, binoculars, high power torches, head torches, with an endoscope available for use in any areas unable to be inspected otherwise.

Survey Constraints

Conclusions relate to conditions found at time of inspection. Recommendations contained within this report are valid for a period of one year only.

Survey Area

All internal and external parts of the building were surveyed. The survey looked for evidence of bat use such as faecal pellets, urine staining, scratch marks on slates or rub marks on potential exit/entry points.

The external search inspected holes in walls, gaps behind window frames, lintels and doorways, cracks and crevices in stonework / brickwork.
Gaps between ridge slates and roof slates, broken or lifted roof slates, dormer windows, ridges etc were also inspected, along with any other gaps or crevices which could be utilized by bats.

The internal search checked for hanging bats on roof beams, bat corpses, droppings beneath the ridge and beams of the roof and junctions, droppings and urine staining on and at base of walls, gaps between the lintels above windows and doors, cool areas suitable for hibernation.

Assessment of Environment

The habitat in the area provides ideal foraging for bats. The Littlemill burn runs through the site southeast - northwest and is lined with deciduous trees providing foraging and commuting routes to and from larger areas of woodland to the west and northwest. Tyrebagger wood is approximately 1.4km northeast from the site which has some connectivity to Littlemill.

The many traditionally built buildings in the area give good bat roosting habitat.

Survey Results

Assessment of Building

The building is typical of mills throughout Northeast Scotland. It has two floors, the walls are made from granite and the roofing is slate over sarking board. It would make ideal habitat for bat roosting if the building was in good condition. However, the north half of the original building has almost completely collapsed leaving only the walls, and no opportunity for bat roosting. The other half is still intact but has several large holes in the walls on the north and south gables. There are also holes forming in areas of the roof where slates have come loose and fallen, allowing rain in under the slates and causing the sarking and joists to be damp, wet in places and beginning to rot throughout the building. In places the floor joists have come away from the wall. These areas are dangerous and unsafe to walk on.

External Inspection

The external inspection of the building was carried out from the ground using a torch and camera with a powerful zoom lens, and binoculars, where necessary. Generally the walls of the building were well pointed. In some areas there were shallow cracks and gaps in the pointing which could provide limited bat roosting potential. There are several large holes in the walls on both the north and south gable of the part of the mill still intact. These holes were inspected from a ladder and were found to be too large to be used by bats for roosting. No evidence of bats was found in the smaller cracks around the holes.

The roof had many loose, broken or missing slates which has allowed water to percolate throughout the roof and cause widespread dampness and rot to the sarking and trusses underneath. The windows on both sides are broken and contribute to the general dampness inside the building. The ridge was generally in good condition other than on the north gable where part of the wall had collapsed below it. The guttering on both sides of the building had fallen away and exposed gaps between the wall head and roof. These were very damp due to the water running into the roof from broken and missing slates.

There was no evidence of bats in any external part of the building.

Internal Inspection

The internal areas of the building were in very poor condition. The ceiling is rotten in many places due to holes in the roof and broken or loose slates allowing water to begin to rot the sarking and support joists. Around the broken skylights the trusses have also started to rot. In areas below the broken skylights the floor was completely rotten and had fallen through to the lower floor. The walls were damp and there were algal growths throughout the interior of the building. The walls are still well pointed with no cracks or gaps. The staircase to the lower ground floor was in very poor condition and the joists had come away from the wall. Many of the joists for the ceiling of the lower floor are also rotting and no longer connect to the walls.

There was some standing water on the lower floor where the grain drying kiln has collapsed. The tunnel formed by the fire chamber for the old kiln had potential to be used by hibernating bats. This area was inspected and no faecal pellets or evidence of bats was found. (See photo 14).

There is some bat roosting potential at the wallheads in the drier areas of the building but most areas are too damp as shown in the photographs in Appendix A.

No evidence of bats was found internally.

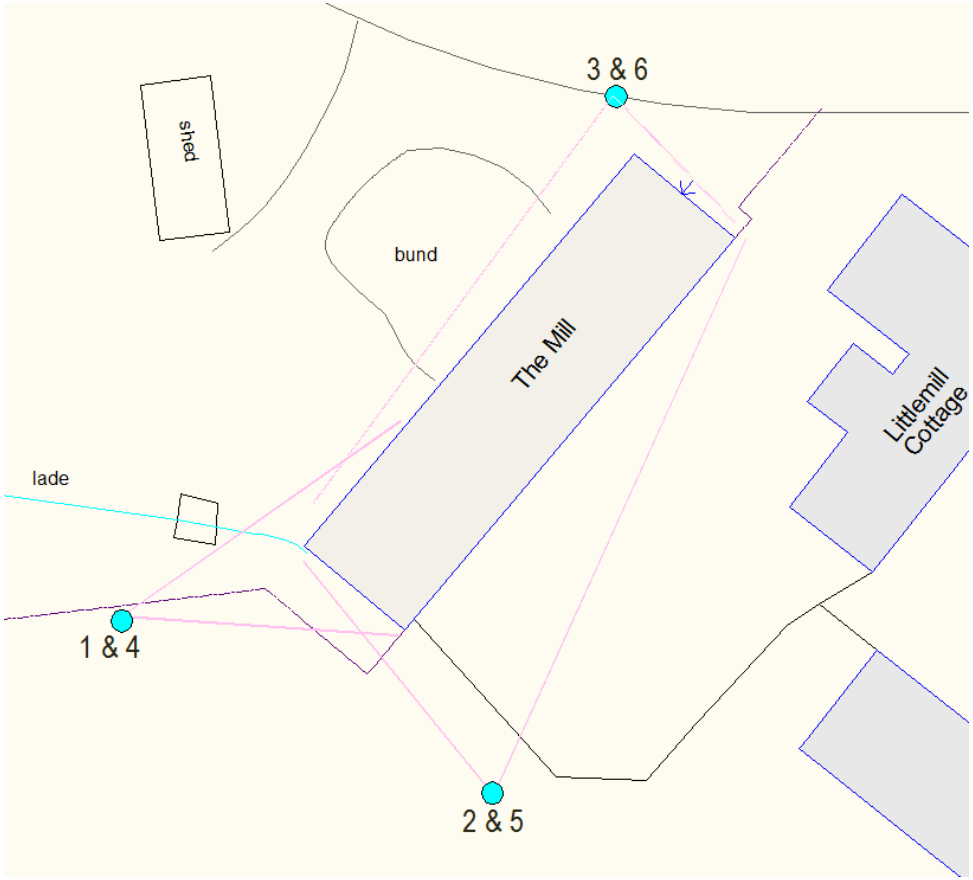
See Appendix A for photos detailing external and internal survey.

Observer Positions

Observers 1 and 4 were positioned to the southwest of the mill to survey the south and west elevations.

Observers 2 and 5 were positioned to the south of the mill in order to survey the south and southeast elevations.

Observers 3 and 6 were positioned to the north of the site in order to survey the ruin and the northeast and northwest elevations of the mill.



Dusk Emergence Survey 22nd June

Weather Conditions

The weather conditions during the emergence survey were ideal for bat activity, being mild and still with much midge and other insect activity.

Temperature	*Wind*	*Cloud*	*Rain*
15.2˚C – 12.6˚C	0 km/hr	Broken	none
Survey Start	*Sunset*	*Dusk*	*Survey End*
21:40	22:08	23:18	23:35

Observer 1

22:30-22:44	Total of 65 bat passes, 45 soprano pipistrelles and 17 common pipistrelles were recorded. Bats entered the area from both the west and south of the site. Mainly foraging to south and west of building with some going north towards other houses.
22:45-22:59	Total of 81 bat passes, 69 soprano pipistrelles and 11 common pipistrelles were recorded. Up to 7 bats were seen in the air at one time. Activity begins to decrease slightly with 4 bats foraging to south, southwest and southeast of building.
23:00-23:14	Total of 48 bat passes, 39 soprano pipistrelles and eight common pipistrelles were recorded. Activity slowed as bats moved to other areas. 1 bat repeatedly passed the south side of the building while foraging.
23:15-23:30	Total of 17 bat passes, 9 soprano pipistrelles and 6 common pipistrelles were recorded. Bats were still being recorded but it was getting too dark to see in which direction they were flying.

Observer 2

22:30-22:44	First bat at 22:30.Total of 65 bat passes, 45 of them soprano pipistrelles and 17 common pipistrelles were recorded. Mainly foraging to the southwest of mill, at least 4 bats seen in air at same time. Difficult to tell in which direction bats were entering and leaving the area because of surrounding trees.
22:45-22:59	Total of 81 bat passes, 69 soprano pipistrelles and 11 common pipistrelles were recorded. Foraging mainly to the southwest of mill, at least 3 bats in air at same time.
23:00-23:14	Total of 48 bat passes, 39 soprano pipistrelles and 8 common pipistrelles were recorded. Bat passes less frequent. Occasional bat flying around the East side of building in anticlockwise direction.
23:15-23:30	Total of 17 bat passes, 9 soprano pipistrelles and six common pipistrelles were recorded. Bat passes became even less frequent. Still foraging to south and southwest. Bats flying from

Observer 3

22:30-22:44	Total of 11 bat passes, five soprano pipistrelles and five common pipistrelles were recorded. Bats flew from the north over the surveyor and towards the surveyed building before returning north. One bat continued south.
22:45-22:59	Total of 35 bat passes, 28 soprano pipistrelles and four common pipistrelles recorded. Several bats flew from east to west over the survey building. Others came into the area from the northwest before heading south. Up to three bats were seen foraging to the north of the building and near the house to the north, behind the surveyor.
23:00-23:14	Total of 46 bat passes, 27 soprano pipistrelles and 19 common pipistrelles were recorded. Bats foraging between nearby buildings and trees, some using the road to also forage. Bats mainly coming from northwest and southeast.
23:15-23:30	Total of 26 bat passes, 17 soprano pipistrelles and nine common pipistrelles were recorded. Bats were mainly coming to and from the southeast. Some still foraging nearby but most have moved on.

Dusk Emergence Survey 11th July

Weather Conditions

The weather conditions during the emergence survey were ideal for bat activity, being mild and still with much midge and other insect activity.

Temperature	*Wind*	*Cloud*	*Rain*
16 – 13.6 °C	3 km/hr	Overcast	none
Survey Start	*Sunset*	*Dusk*	*Survey End*
21:40	21:57	22:59	23:15

Observer4

22:00-22:14	30 bat passes were recorded, all of them soprano pipistrelles. Bats coming from east and foraging above the surveyor. Other bats foraging in area.
22:15-22:29	Total of 49 bat passes, 48 soprano pipistrelles and one common pipistrelle was recorded. Bats foraging to the south of the building, above the surveyor. Up to four were seen in the air at any one time.
22:30-22:44	Total of 48 bat passes, 13 soprano pipistrelles and 35 common pipistrelles were recorded. Up to five bats were seen in the air at any one time foraging to the south and southwest of the building. A bat was seen flying in a window on the west elevation then flying back out of the building through a window on the south elevation.
22:45-22:59	A total of 46 bat passes, seven soprano pipistrelles and 38 common pipistrelles bat were recorded. Continuous foraging throughout this time to south and southwest of building.
23:00-23:15	A total of 39 bat passes, six soprano pipistrelles and 30 common pipistrelles were recorded. Foraging becoming less frequent as bats move on to other areas.

Observer 5

22:00-22:14	A total of 48 bat passes recorded, all of which were soprano pipistrelles. Bats were foraging in the area south of the building.
22:15-22:29	A total of 91 bat passes, 88 soprano pipistrelles and one common pipistrelle were recorded. Bats still mainly foraging to south of building.
22:30-22:44	A total of 73 bat passes, 34 soprano pipistrelles and 38 common pipistrelles were recorded. Bats mainly foraging in area to the south of the building. Many of the passes have over 130 pulses recorded indicating bats foraging for large periods of time in the area.
22:45-22:59	A total of 83 bat passes, 20 soprano pipistrelles and 63 common pipistrelles were recorded. Occasional bat would come from the south and fly round the building to the north in an anticlockwise direction.
23:00-23:15	A total of 63 bat passes, 15 soprano pipistrelles and 46 common pipistrelles were recorded. Very few passes were seen because of dark background and poor light but the bats were foraging adjacent to the trees rather than near the building. An occasional bat was seen flying round the east side of the house and heading either north or east towards nearby cottages.

Observer 6

22:15-22:29	A total of four bat passes, three soprano pipistrelles and one common pipistrelle were recorded. One bat flew from south to north along west side of building while the other three went south towards the tree from the north and northeast.
22:30-22:44	A total of 28 bat passes, 17 soprano pipistrelles and eight common pipistrelles were recorded. Bats mainly foraging along trees to south and west of building. Occasional bat foraging along road and near cottage next to the surveyed building.
22:45-22:59	A total of 59 bat passes, two soprano pipistrelles and 57 common pipistrelles were recorded. Foraging in trees to the north, northeast and west of the building. Up to two bats seen in the air at any one time.
23:00-23-15	A total of 30 bat passes, one soprano pipistrelle and 26 common pipistrelles were recorded. Poor visibility making it difficult to see where bats are foraging. Activity reduced considerably.

Interpretation & Evaluation

The external survey found the building to be in poor condition. The northern half had collapsed with only the walls still standing. These were still well pointed and any cracks were found to be too shallow with no bat roost potential. The south half of the building was still intact but holes in the roof and walls were found on every elevation. These were too large and damp for bats, and had no roosting potential. The roof had many missing, loose and broken slates. Much of the roof was very damp due to water running underneath the slates. There was limited bat roost potential in the few dry areas of the roof.

The internal survey found the building to be very damp. Many areas of the roof had holes in it and the sarking and joists are beginning to rot. The floor had also begun to rot and it was beginning to be too dangerous to walk on. The walls were damp throughout the building, only the wallheads provided any bat roosting potential. No evidence of bats was found.

The building was shaded from sunlight by tall deciduous trees, further reducing its appeal to bats as a roosting place.

During the dusk surveys two bat species were observed. Numerous soprano and common pipistrelles were found to be foraging around all sides of the building but predominantly on the south and west sides. Bats were constantly foraging during the survey period with two or three bats commonly seen and up to seven bats seen at any one time.

Soprano pipistrelle arrived first in the area, indicating that they are likely to be roosting nearby. Common pipistrelle arrived to forage around 10.30pm, probably from a roost a little further away. There are many traditionally built buildings in the area with good bat roosting potential.

During the two dusk emergence surveys, no bats were observed exiting the building, either from the roof, walls or from any other point during either survey. During the second survey on the 11th July a bat was seen flying into the building through a window on the west elevation and then flying back out of the building through a window on the south elevation.

Impact Assessment & Mitigation

As no bats were using the building for roosting, the proposed demolition of the building will not impact on the bat population in the area and no mitigation is necessary.

However due to the good bat foraging in the area and the high numbers of bats observed during the survey it is recommended that one bat slate and one bat brick are installed in the new building in order to increase the bat roosting potential in the area.

Note: While this survey found no evidence of bats roosting in the building, this is no guarantee that bats will not come to use the building, and builders should be alert to the possibility of bats when working on the roof area of the building.

If bats are found work should stop immediately and Scottish Natural Heritage (Bat Licensing) contacted for advice (Tel 01463 725364). Any bats found should not be handled unless necessary (e.g. if it is on the ground, on an outside wall or in an exposed area where it could be vulnerable). If bats need to be moved, they should be handled carefully, using gloves or a towel and should be put safely in a cardboard box or cotton bag and kept quiet until advice is received.

Appendix A: External and Internal Photos

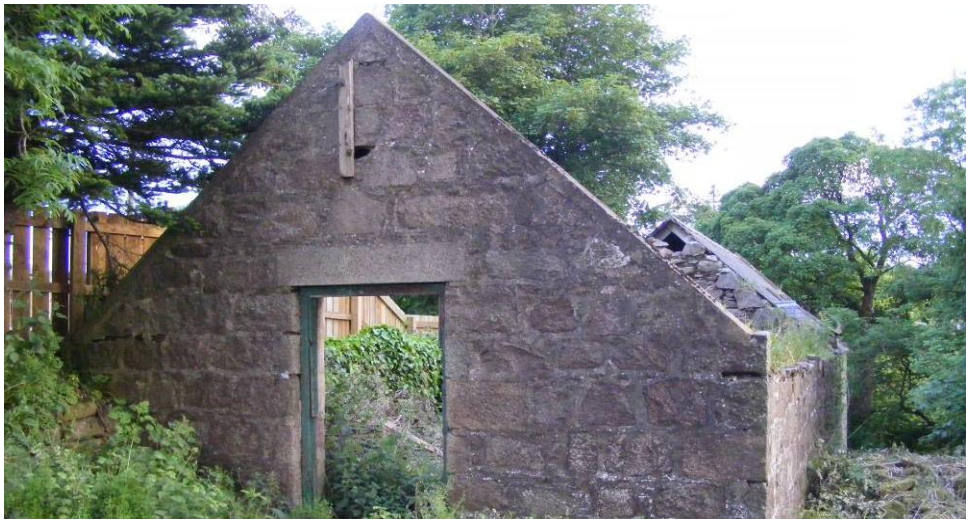


Photo 1: North gable of ruin. In good condition other than large crack next to wooden board. No evidence of bats.

Photo 2: 'Inside' of north gable of ruin. Some gaps but not used by bats as nettles and other weeds are growing from them.

Photo 3: Northwest corner of ruin. Remaining wall generally well-sealed.

Photo 4: North elevation. Wall in poor condition, with large gap at the ridge. Large cracks are shallow and offer no bat roost potential. No evidence of bats.

Photo 5: West elevation of mill. Plants are growing from cracks in places show wall is damp. Some loose and missing slates on roof provide limited bat roost potential. No evidence of bats found.

Photo 7: South elevation of mill. Some large holes in wall which had some cracks, however, no evidence of bats were found. Small, shallow cracks near top of mill could provide limited roosting potential. No evidence of bats was found.

Photo 8: South gable end. A loose slate has caused a small hole in the roof contributing to the dampness inside the mill and in the roof. Lifted and missing slates provide limited roosting potential. No evidence of bats was found.

Photo 9: Southeast corner of building. Damage to wall and a missing slate has caused a large crack to form. This has no bat roosting potential and no evidence of bats was found.

Photo 10: Eastern elevation of Mill building. Roof has several missing slates but is mainly in good condition. Windows are broken allowing water inside contributing to the damp. Ridge appears intact.

Photo 11: North gable. Large hole in northeast corner of the wall. Roof and floor rotten in places. The building is in poor condition and becoming dangerous.

Photo 12: View of staircase from ground floor to lower ground floor. Area is dangerous with rotten floorboards and some joists are not attached to the wall.

Photo 13: South gable. Roof rotten and collapsing in places. Algae on floor and walls are further evidence of damp with rainwater entering the building. There is no enclose roof space and limited bat roost potential.

Photo 14: Lower floor, north gable of main building. Grain drying kiln floor has fallen in. The walls are damp and have no cracks. The gain kiln has a collapsed chimney. Inspection showed no evidence of bats

Photo 15: Lower floor ceiling beams rotten and dangerous. The wall is very damp with no bat roost potential.

Appendix B: Bats in Scotland

Bats are nocturnal animals which roost all day, huddled together in dark sheltered places. At dusk they will leave their roosts and forage. All British bats primarily feed on invertebrates, with most of their diet consisting of flies, beetles and moths. Bats therefore prefer to forage in areas with a high insect population such as woodlands, scrub, wetlands, river corridors and flower rich grasslands.

Bat Habitat

Bats use different roosts during different times of year, and for different purposes. A bat colony will generally return to the same roosts year after year.

Bats hibernate over winter in a communal roost and generally remain inside from autumn to spring, although some can be drawn out of hibernation by a moderately high midday temperature or a mild night, when a temperature of 40°F (4.5°C) is sufficient to wake them and bring them out for an hour's hunt. Winter roosts are typically caves, mines, buildings and hollow trees which have constant low temperatures and high humidity.

In spring, the bats may use alternative roost sites which are used during the day.

By summer the female bats will be found at a maternity roost where they will give birth and suckle young. Preferred sites for a maternity roost are hollow trees, buildings and bridges.

Signs of Bat Habitation

In areas where bats are roosting dark pellet-like droppings will be found on walls and floors, as well as dark smudges and urine stains.

Due to the bats using roosting areas for many years, these droppings will accumulate and become an obvious sign of the presence or absence of bats.

On exiting the roost area bats normally void urine, which over time will leave characteristic marks at the entrance/exit to the roost.

Appendix C: Bat Licensing

Much bat work can be carried out without a license. Survey planning, bat detection and looking for signs of bat presence do not require a license. A license is only needed once it has been established that there are bats present. A license is required by anyone needing to disturb, take, or possess bats for either scientific or survey purposes.

Further advice is available from the
Bat Conservation Trust, www.bats.org.uk and
Scottish Natural Heritage licensing@snh.gov.uk 01463 725364

Appendix D: Bats and the Law

Because populations of most species have declined in past decades, all British bats have been protected by law since 1981. The legal protection they receive has recently been strengthened by changes to the law arising from European Union obligations. All bat species found in Scotland are classed as European Protected Species.

All bat species are protected by the Wildlife and Countryside Act, 1981 (as amended), and the Conservation (Natural Habitats, etc.) Regulations, 1994. This legislation makes it illegal to intentionally or recklessly kill, injure or disturb bats, or destroy their roosts. It is therefore essential to establish whether the works being proposed will affect bats or their roosts.

Appendix E: References

- www.nbn.org.uk - National Biodiversity Network web site.
- Bat Surveys for Professional Ecologists - Good Practice Guidelines (3rd Edition - 2016)
  Bat Conservation Trust, 250 Kennington Lane, London.
- Bat Workers Manual 3rd Ed - Mitchell-Jones & Mc Leish (2012),
  Joint Nature Conservation Committee. Peterborough.
- Social Calls of the Bats of Britain & Ireland

Appendix F Surveyor Qualifications

Nigel Astell has a BSc Botany (Hons) and a BSc Zoology (Ord). He is a member of the Arboricultural Association and CIEEM. He has attended BCT training courses, CIEEM bat training courses and bat training courses with Echoes Ecology. He has been involved in bat survey work for the last 12 years and has carried out over 370 bat surveys in this time. He has been involved in designing mitigation for bat roosts and has worked on protected species license applications for a number of projects.

Murray Gauld is a marine biology student at Aberdeen University and has been trained on a CIEEM bat surveying course. This is his fourth season of bat surveying.

Tim Stephen has a BSc (Hons) Ecology from Aberdeen University and has been trained on a CIEEM bat surveying course. This is his second season of bat surveying.

Euan Mackenzie has a BSc (Hons) Zoology from the University of Aberdeen and is currently completing an MSc in Ecology and Environmental Sustainability also at the University of Aberdeen. This is his second season of bat surveying.

Ailsa Sharp has a BSc (Hons) Conservation Biology from University of Aberdeen. She is currently being trained in bat surveying. This is her second season of bat surveying.

Appendix G: Contact Details

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