



South Tyneside Council

Reference:	260197
Location:	South Lodge Belle Vue Lane East Boldon NE36 0AN
Ward:	Cleadon Village and East Boldon
Description:	Change of use after Planning Permission Granted into a Teaching facilities with a micro brewery and cheesery.
Recommendation:	Grant Permission with Conditions
Case Officer:	Emma Thomas
Case Officer Contact No.:	0191 4247593 or 07741105284

Description of the Site

This application relates to an outbuilding of South Lodge which is a Grade II listed building.

Description of the Proposal

This application seeks full planning permission for change of use of the existing outbuilding to a teaching facility with a micro brewery and cheesery.

Externally the proposal is to change of the existing roof to a posi joist with grey single ply membrane with upstand decor profile detail, the addition of 3 black aluminium glazed openings to the East elevation and pebbledash elevations to match the existing materials.

The proposed hours of operation are 08:30 – 17:30 every day with 5 staff members who currently reside on site in the main house.

4 no. car parking spaces and 3 no. cycle spaces are to be provided on site.

The Heritage Statement also advises that an accessible ramp is proposed adjacent to the building, ensuring step-free entry for all users, including those with mobility impairments.

Furthermore, a dedicated access route has been incorporated to facilitate service and delivery vehicles, allowing for safe and efficient loading and unloading activities. A bin storage area is also located in proximity to this access route, ensuring practical and discreet waste management.

Relevant Planning History

The planning history of the site is as follows:

Ref – ST/0204/20/FUL

Description – Change of use of existing stable / storage building into pool house

Decision – Grant Permission with Conditions

Decision Date – 29/10/2021

Ref – 260448

Description – Listed Building Consent sought for the change of use to teaching facilities with a microbrewery and cheesery, including works to the roof and elevations.

Decision – Grant Permission with Conditions

Decision Date – 20/08/2026

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 02/06/2026.

Historic Environment Officer

I am supportive of the proposed development

Transport Development Officer –

The site is accessed via Belle Vue Lane, which is a private access track, shared with other business users, residents and potentially agricultural vehicles. The private track meets the adopted highway of South Lane at the northern end, approx.550 metres distance from the application building.

It is expected that there will be conflicts on Belle Vue Lane with residents and other users of the private lane, who will likely experience increased instances where there will be difficulties in passing vehicles approaching in the opposite direction. This is due to the constraints of the private lane width being of insufficient width to allow 2-way traffic, without any passing places over its 550m length, other than occasional instances where the adjacent verge area will accommodate over-running informally.

Vehicle parking looks insufficient for the size of the teaching space provided (plus staff) which could impact on users of the private lane, should people need to park on the lane. Given the remoteness of the site to the public highway of South Lane, it is not anticipated that site users would park on the adopted highway when visiting the site and it not considered that there would be any adverse impacts on the public highway.

The LPA may wish to consider provision of passing places as part of the proposal.

Countryside –

As this is a change of use and we have waived the need for a bat survey, no detailed ecology comments are required for this application.

Please ensure informatives are attached to any consent granted regarding bats and nesting birds.

Local Lead Flood Authority –

We do not have any knowledge of a history of flooding at the proposed development site. However, we do have knowledge of a history of flooding in surrounding areas such as South Lane, Dipe Lane and Belle Vue Villas.

The proposed development is considered to be at very low risk from surface water flooding, identified in the Environment Agency's flood risk maps - [see link](#).

The proposed development is located within Flood Zone 1, identified in the Environment Agency's Flood Map for Planning - [see link](#).

East Boldon Forum –

East Boldon Forum does not object to the application in principle, but would like the following matters to be clarified before a decision is made:

1. This application should be assessed against the following policies of the East Boldon neighbourhood Plan - EB1 Sustainable Development, EB3 Design, EB4 Heritage Assets, EB7 Biodiversity, EB9 Home Working and EB22 Non residential parking standards.

2. The proposal is to create a space to carry out bee keeping and other arts and crafts in an educational setting for up to 25 people.

The applicants state that the parking provision to support the use will comply with the Council's current standards as follows:

'In accordance with the requirements set out in SPD6 Parking Standards (Use Class D1 – Non-Residential Institutions, Further Education), appropriate parking provision has been incorporated into the scheme. Based on the anticipated staffing and student numbers, the proposal includes:

- 1. Four car parking spaces, in line with staff and student provision standards.*
- 2. Three cycle parking spaces, in line with staff and student provision standards.'*

The SPD 6 standard is:

1 space per 2 full-time staff plus 1 space per 3 part time staff on the premises plus 1 space per 10 students and 1 cycle space per 5 staff plus 1 cycle space per 10 students.

Comments:

- On this basis and given that the application proposes 24 training places, there should be at another car parking places provided.
- There is no information in the application on employment numbers or hours of operation. This could affect the number of parking places.

These two issues should be explored with the applicant.

3. There is no reference in the application to deliveries which are likely to be required.

Similarly, there is no reference to whether the change in use will affect the current drainage system. These issues also need to be clarified with the applicant.

4. South Lodge built in 1907 is Grade 2 listed, however this outbuilding is not part of the listing.

The applicant states in their Heritage Impact Assessment, the following:

The setting of heritage assets, including South Lodge (Grade II), is preserved. The introduction of an educational and small-scale craft use is compatible with the character of

the site and its surroundings. The project represents a sensitive reuse of an underutilised building, optimising its function without external expansion or visual intrusion. Overall, the proposal is minor in scale, carefully designed, and does not create any harmful visual or spatial impacts. The openness and purpose of the Green Belt remain intact, and the development is therefore consistent with national planning policy (NPPF, Part 13)

There is a Noise Impact Assessment to support the proposal, which states it would be low impact but should have a noise management plan. There is also an Odour Impact Assessment which states that odour impacts are not significant but that an Odour Management Plan could be required by the Council.

In October 2021 the applicant received planning permission for this building to change the use from existing stable/storage building to pool house including swimming pool, sauna and jacuzzi (Ref ST/0204/21/FUL). The permission was not implemented and has now lapsed. A bat risk assessment was carried for the 2021 application and the building was assessed as having a low suitability for roosting bats. However the provision for an access hole for nesting swallows was proposed and the subject of a planning condition.

Environmental Health (Noise) –

I have reviewed the submitted Noise Impact Assessment provided in support of this application. The assessment concludes that noise breakout from the proposed use would have a low impact on nearby residential receptors, subject to the assumptions set out within the report.

Given the close proximity of neighbouring residential properties, I raise no objection to the proposal subject to the following conditions:

All doors and windows to the production areas shall remain closed during operational activities, except for access and egress. The noise assessment has used this assumption when considering breakout noise, so is an important factor in noise predictions.

No external fixed plant or machinery, including extract ventilation, refrigeration, air conditioning or similar equipment, shall be installed unless details of the equipment and a noise impact assessment demonstrating no adverse impact on nearby residential properties have first been submitted to and approved in writing by the Local Planning Authority.

The submitted Noise Impact Assessment assumes operation during daytime hours only (09:00-17:00 Monday-Friday). Given the proximity of nearby residential properties, I would recommend that a condition should be added restricting operational hours to those assessed within the Noise Impact Assessment.

Officer Comment –

Following discussions with the Environmental Health Officer, it was agreed that a condition be included relating to the recommendations listed in the Noise Impact Assessment Report, rather than a condition relating to the doors and windows to the production area being closed during operational activities, except for access and egress.

Environmental Health (Odour) –

I have reviewed the odour assessment that has been provided in support of this application. The assessment considers the potential odour effects arising from the operation of a small-scale microbrewery and cheesery, including educational activities, and identifies nearby residential receptors located approximately 20-30 metres from the site boundary.

The assessment concludes that the proposed use would present a small source odour potential and predicts a slight adverse effect at nearby residential receptors, which it considers to be not significant in accordance with IAQM guidance. The report also identifies the use of dedicated extraction systems, filtration to the cheesery ventilation system and good housekeeping measures as part of the proposed operation.

Whilst I agree that the limited scale of production proposed, the development is unlikely to give rise to significant odour impacts, it is noted that the final specification, location and discharge heights of the proposed extraction systems have not yet been confirmed and that these details are important in determining the effectiveness of odour dispersion. The submitted assessment acknowledges that these details remain under development.

Therefore, whilst no objection is raised on odour grounds, it is recommended that a planning condition be attached requiring the submission and approval of details of all extraction, filtration and exhaust systems prior to the commencement of the approved use. I would recommend that such information is required prior to first use. I am aware that I have requested a similar condition with regards to the noise considerations of such extraction.

Summary of Representations

2 no. representations have been received in objection to the proposal. The issues raised are summarised as follows -

- Concerns over number of parking spaces within the site
- Increased footfall, traffic and noise into an already busy area which will affect residents
- Propsect Terrace already has parking issues, particularly for residents

Relevant planning policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

The statutory development plan comprises the East Boldon Neighbourhood Plan and the Council's adopted South Tyneside Local Plan 2023-2040. Relevant policies are listed below:

- Local Plan Policy SP1: Presumption in favour of Sustainable Development
- Local Plan Policy 1: Promoting Healthy Communities
- Local Plan Policy 3: Pollution
- Local Plan Policy 41: Green Belt
- Local Plan Policy 43: Development Affecting Designated Heritage Assets
- Local Plan Policy 47: Design Principles

The Local Development Framework (LDF) development plan documents also remain part of the development plan at the current time.

National planning policy is also a material consideration in determining this planning application. Relevant national policy comprises the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), the National Design Guide and the National Model Design Code.

Assessment

The key issues in the assessment of this planning application are as follows:

- The principle of development including the impact on the Green Belt and the impact upon the visual amenity of the area;
- The impact upon the significance and setting of the Listed Building;
- The impact upon the residential amenity of neighbouring properties;
- The impact upon highway safety & parking; and
- Other matters

The Principle of Development including the Impact on the Green Belt and the Impact upon the Visual Amenity of the Area –

The site is located within the designated Green Belt where stringent local and national planning policies are in force to protect the character and openness of such areas.

Local Plan Policy 41 seeks to protect and enhance the openness of Green Belt. Paragraph GB6 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.

Paragraph GB7 of the NPPF states that development in the Green Belt is inappropriate unless one of the exceptions set out applies, and this includes at limb (b) the reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;

The proposed development would result in the re-use of an existing building which is of permanent and substantial construction and it is unlikely that this re-use would impact upon the openness of the Green Belt. As such this development would not likely be inappropriate development within the Green Belt.

Turning to the principle of the proposed use of the building as a microbrewery (Sui Generis Use) and/or an educational establishment, (Use Class F1 (Learning and non-residential institutions)), the NPPF supports small scale rural businesses at paragraphs S1 and S5. Local Plan Policy SP17 seeks to build a stronger and more resilient local economy. It is considered that the change of use would support an emerging business in line with the above policies. Subject to the below issues it is therefore considered that the change of use would be acceptable in principle.

The impact upon the significance and setting of the Listed Building -

NPPF Paragraph HE6 states that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or
- b. Have no effect on the significance of a heritage asset; or
- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or
- d. Cause the total loss of the significance of a heritage asset.

Local Plan Policy 43 seeks to protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of heritage assets and their settings.

South Lodge Cottage itself is Grade II listed and the listing description reads:

House. 1907 by H Hedley for F G Wainwright, shipbroker. Pebbledash with sandstone dressings, roof of flat tiles. Half E-plan, with service wing to east in place of left half. 2 storeys; 6 bays on main south elevation; 1-bay returns; 9 bays on north which has 2 cross gables at centre containing servants' entrance and house entrance. Tall mullioned and transomed staircase window over servants' door. House entrance in corbelled recess; door elliptical-headed, upper part glazed, with deep curved hood on brackets; art nouveau bell push, 5-light windows in one bay set back; 2 small 2-light and one ox-eye windows irregularly placed in projecting cross-gable. South elevation : one-storey porch off-centre; ground- floor windows of 4-lights, central mullions and transoms removed from some; first-floor windows of 4, 2, 2, 2, 4 and 4 lights. All windows have stone mullions with quarter-round mouldings internally and externally; alternating block jambs have surrounding quarter-round mouldings. Roofs hipped with swept eaves except for gables over entrances and at Chinese-influence service wing of 2 low storeys. 3 square tapering chimneys, rendered, on ridges. The whole is a balanced composition of varied shapes and scales. Interior : principal rooms ground floor have moulded fireplaces with stone kerbs; all doors have Tudor-arched top panels and ornamental hinges and lock plates; staircases have broad handrails and panelled balustrades.

Due to its location and condition, the existing stable/storage building is not visible from the public realm or from the Listed Building and is therefore not considered to adversely affect the character, appearance, or visual amenity of the Listed Building or the surrounding area. The Council's Historic Environment Officer has reviewed the proposal and raises no objection

The existing stable/storage building itself does not form part of the listing however is within close proximity to the Listed Building. The proposed materials are the proposed single- ply membrane roof with upstand decor profile detail, black/ dark grey double glazed windows, painted / pebbledash (white / cream) walls, all of which are considered to be acceptable and would not detrimentally impact the adjacent Listed Building.

Having regard for the above, it is considered that the proposed works would result in the safeguarding of this Grade II listed building and as such the works are considered acceptable.

The Impact upon the Residential Amenity of Neighbouring Properties –

Local Plan Policy 47 seeks to preserve the residential amenity of occupants of nearby properties.

The proposed change of use would be adjacent to South Lodge, a residential property. There are also residential properties at Belle View Villa to the west of the site. Given there would be no significant external changes it is considered that there would not likely be any significant harm to neighbouring properties in terms of overdominance, overshadowing, loss of outlook or loss of privacy.

The proposed development would be set away from any other neighbouring properties and given that the building would not be enlarged and given the scale of the changes (general repairs and insertion of windows and doors) it is not considered that there would be a significant level of harm to the residential amenity of any other properties

A Noise Impact Assessment was submitted as part of the application and the Environmental Health Officer has commented that given the proximity of neighbouring residential properties, they raise no objection to the proposal providing conditions are included relating to hours of operation, the installation of external fixed plant or machinery and that the brewery doors and windows are to remain closed during operational activities, except for access and egress. A condition for hours of operation has been included. In relation to the installation of external fixed plant, separate planning permission and Listed Building Consent would be required in any event.

However, in relation to the condition that doors and windows are to remain closed during operational activities, the micro-brewery would host a non-opening roof light, a non-opening window on the north elevation and 1 no. double doors along the eastern elevation facing away from the closest neighbouring properties, which are over 70m away. The Noise Impact Assessment recommends that a Noise Management Plan is submitted as part of good practice measures. This has been included as a condition instead of the doors/windows being closed during operation, as agreed with the Environmental Health Officer.

A Odour Risk Assessment was submitted as part of the application and the Environment Health officer has stated that they raise no objections to the proposal, however they recommend that a condition be implemented requiring the submission and approval of details of all extraction, filtration and exhaust systems prior to the commencement of the approved use, prior to first use. This matter would be addressed through the odour extraction condition.

Having regard to the above, the proposed development is considered to have no significant harm to the residential amenity of neighbouring properties and is considered to be in accordance with Policy 47.

The impact upon Highway Safety & Parking -

Local Plan Policy 47 seeks to preserve highway safety.

The proposed microbrewery / cheesery could hold up to 25 students at any one time with the staff being the 5 family members who already reside at the property. The proposed site plan shows that 4 no. car parking spaces and 3 no. cycle spaces would be provided with separate access for delivery vehicles.

The Transport Development Officer commented that the vehicle parking looks insufficient for the size of the teaching space provided (plus staff) which could impact on users of the private

lane, should people need to park on the lane. Residents were also concerned regarding the number of parking spaces.

SPD 6 Parking Standards states that the requirements are 1 space per 2 full-time staff, 1 space per 3 part-time staff on the premises, 1 space per 10 students and 1 cycle space per 5 staff plus 1 cycle space per 10 pupils. The design and access statement states that the proposed spaces accord with the requirements of SPD6 due to the staff being the family members who already reside at the property and therefore not required. It is not guaranteed that staff would always live at the adjacent house and as such it is not considered appropriate to condition/guarantee this in the future. Therefore 2 no. extra car parking spaces and 1 no. extra cycle space would be required. The agent has agreed for this to be conditioned, to provide a plan showing the location of the cycle spaces should be provided before the business is used for business.

In terms of cycle parking, 3 no. spaces were initially proposed for the scheme as SPD 6 Parking Standards states 1 cycle space per 5 full-time staff plus 1 cycle space per 10 pupils, however the family members who already reside at the property. 4 no. cycle parking spaces would be required as there is no guarantee that the staff would always reside on site. This has been included in a condition which would state that a plan showing the location of the cycle spaces should be provided before the business is used for business.

Access to the property is via a private access track from South Lane which is shared with other properties. The Council's Transport Development Officer has stated that it is expected that there will be conflicts on Belle Vue Lane with residents and other users of the private lane, who will likely experience increased instances where there will be difficulties in passing vehicles approaching in the opposite direction. This is due to the constraints of the private lane width being of insufficient width to allow 2-way traffic, without any passing places over its 550m length, other than occasional instances where the adjacent verge area will accommodate over-running informally. They were also stated that given the remoteness of the site to the public highway of South Lane, it is not anticipated that site users would park on the adopted highway when visiting the site and it not considered that there would be any adverse impacts on the public highway.

A number of comments were received in relation to concerns over increased parking, traffic and noise issues along Prospect Terrace, as this street already has parking issues. However, Prospect Terrace is located 500m from the application site. As mentioned above, it is envisaged that due to the length of Belle Vue Lane and the number of parking spaces available within the curtilage of South Lodge, there would be no significant harm to highway safety from cars parked along Prospect Terrace / South Lane.

The road is a private road and is not adopted by the Council. The road serves 2 other properties and given the existing volume of traffic, and the proposed additional traffic given that only 6 no. car parking spaces would be provided, it is not considered necessary to request the installation of a passing place along this section of private road.

Adequate refuse storage area would be provided within the site along the northern boundary adjacent to the access route for delivery vehicles.

Given the above, it is considered that the development proposed would result in no material harm to highway safety in accordance with Local Plan Policy 47 and the NPPF with regard to highway safety and parking.

Other Matters -

In terms of ecology, the Countryside team have confirmed that a bat survey is not required to support this application, however they have asked that informatives relating to bats and nesting birds should be included. Given the nature of the proposed development, it would be exempt from the requirements of Biodiversity Net Gain.

In terms of flooding, comments were received from the LLFA stating that the proposed development is located within Flood Zone 1, identified in the Environment Agency's Flood Map for Planning, however the proposed development is considered to be at very low risk from surface water flooding.

Conclusion

In deciding whether to grant planning permission the Council must have due regard to the 3 equality aims contained in Section 149 of the Equality Act 2010 (the public sector equality duty). A preliminary assessment of the potential equality impacts of any grant of planning permission in this case has been undertaken. There are no apparent equality impacts of the proposed development which give rise to the need to undertake a more detailed equality impact assessment.

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Having regard for the above it is considered that the proposal would result in no significant harm to the visual amenity of the area, the residential amenity of any neighbouring properties, the setting of the listed building or the highway safety of the area.

As a result, it is considered that the proposed development complies with all relevant local and national planning policy and guidance. Consequently, this application is recommended for approval.

Recommendation

Grant Permission with Conditions

Conditions

- 1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.
- 2 The development shall be carried out in accordance with the approved plan(s) as detailed below
 - Proposed Elevations Drg. No. 1632-BDN-XX-XX-DR-A-(23)3007-P2 – Received 17/07/2026
 - Proposed Roof Plan Drg. No. 1632-BDN-XX-XX-DR-A-(23)3005-P2 – Received 17/07/2026

- Proposed Ground Floor Plan Drg. No. 1632-BDN-XX-XX-DR-A-(23)3004-P2 – Received 17/07/2026

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

- 3 The external surfaces of the development hereby permitted shall be as stated in the submitted application form (received 04/03/2026) and drawings 1632-BDN-XX-XX-DR-A-(23)3007-P2 and 1632-BDN-XX-XX-DR-A-(23)3005-P2 (both received 17/07/2026). Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside Local Plan Policy 47.

- 4 The premises shall not be open to the public between the hours of 17:30 and 08:30 Monday to Sunday.

To safeguard the amenity of local residents in accordance with Local Plan Policy 47.

- 5 The development hereby permitted shall be carried out in accordance with the recommendations contained within the Noise Impact Assessment Report (prepared by NoiseAir, dated 22/05/2026), requiring submission and approval of a Noise Management Plan prior to the first use, as set out under point 6.1.2 of the hereby approved of a Noise Impact Assessment Report. All operations shall be undertaken with these details retained for the lifetime of the development.

To safeguard the amenity of the nearby residents and in accordance with Policy 47 of the Local Plan.

- 6 Prior to the first occupation of the hereby approved development, a site layout plan showing the location of the 6 no. car parking spaces and 4 no. cycle spaces must be submitted to and approved by the Local Planning Authority. Thereafter, this car and cycle parking area must then be implemented and retained henceforth for its designated purpose for the lifetime of the development hereby permitted.

In the interests of residential and highway safety and in accordance with Local Plan Policy 47.

Informatives

- 1 Approval of a Biodiversity Gain Plan NOT REQUIRED before development commences

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

However, based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply - please refer to Biodiversity net gain: exempt developments - GOV.UK (www.gov.uk).

- 2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

- 3 **Bat Informative -**

All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should a bat or signs of bats be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution. Natural England Bat Advice Line: 0345 1300 228

- 4 **Breeding Bird Informative -**

Under UK legislation it is an offence to intentionally or recklessly disturb, damage or destroy an active birds nest. An active nest is one which is in the process of being built or contains eggs / chicks. Activities which may affect nesting birds must be organised and timed to avoid the bird breeding season which is March to August inclusive. Failure to do so may result in an offence being committed, regardless of planning consent, and could lead to prosecution under the Wildlife and Countryside Act 1981.

Case officer: Emma Thomas

Signed: Emma Thomas

Date: 11/09/2026

Authorised Signatory: Seán Gallagher

Date: 11/09/2026