



**INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN SITE SUBMISSION  
FOR CAIRNGLASS RURAL FARMING COMMUNITY DESIGNATION,  
GOLLANFIELD, HIGHLAND FOR MR & MRS IAN WILSON**

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**planningconsultancy • architecturaldesign • projectmanagement**

INV 114

**Site Forms**

<b>YOUR DETAILS</b>	
<b>Your Name (and organisation if applicable)</b>	Mr & Mrs Ian Wilson
<b>Your Address / Contact Details</b>	Wester Cairnglass
	Gollanfield
	Highlands
	IV2 7QS
<b>Landowner's Name (if known / applicable)</b>	As above
<b>Agent (if applicable)</b>	CM Design Chartered Architect & Planning Consultants
<b>Agent's Address / Contact Details (if applicable)</b>	4 Bridge Street
	Nairn
	Highlands
	IV12 4EJ

<b>DETAILS OF SITE SUGGESTED</b>	
<b>Site Address</b>	Cairnglass, Nairn
<b>Site/Local Name (if different from above)</b>	
<b>Site Size (hectares)</b>	Site A - 6170q.m
	Site B - 2260sq.m
<b>Grid Reference (if known)</b>	NH 808 511
<b>Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)</b>	Site A & B: Residential Housing Site
<b>Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)</b>	Site A - 8 Housing units
	Site B: - 1 Housing Unit

<b>Map</b>	Refer to CM Design Drawing: IMFLDP.110070.WILSON
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<b>If you wish to suggest a site that should <u>not</u> be built on, fill in this form</b>	
<b>REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING</b>	
<b>How do the public enjoy the space - e.g. used for dog walking, children's play?</b>	
<b>What makes the site more special than other areas in the village/town?</b>	
<b>Does the site have attractive or rare features such as mature trees, historical significance or protected wildlife?</b>	

*Landowners, developers and/or agents wishing to suggest a site should fill in the following form and as much as possible of the strategic environmental assessment form (at the end of this document) which assesses the environmental effects of possible development sites.*

<b>If you wish to suggest a site that should be built on, fill in this form</b>	
<b>REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION</b>	
<b>How can the site be serviced? (give details of proposed access, foul drainage, surface water and water supply arrangements)</b>	<p>Vehicular access to Site A would be via an extension to the public adopted road network, a section of which already has planning approval. This new public road would join the B9090 Gollanfield - Clephanton Road</p> <p>Vehicular access to Site B would be via the existing shared access track off the B9090 Gollanfield - Clephanton Road.</p>

	<p>A public water supply is available and Scottish Water confirms that adequate capacity exists to supply this site (Refer to Document CMD001).</p> <p>Foul drainage would be via private means and it would be our client intention to provide a communal drainage system for all proposed units.</p> <p>Surface Water run-off will be return to the natural water cycle on each individual house site, via standard sub-surface soakaways. If required our client would be content to undertake percolation testing on site to demonstrate that the ground conditions are adequate.</p>
<b>FORM CONTINUES BELOW</b>	

<b>REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION</b>	
<p><b>What are the site's constraints and how can they be resolved or reduced?</b> (e.g. does the site flood, are there protected species present, will good farmland be lost, will the local landscape be affected, will valued trees be felled, are any other heritage features likely to be affected?)</p>	<p>The proposer has been the owner of this land for a large number of years and has no record of either site being subject to Flood Risk and SEPA Flood Map shows the site outwith any the 1 in 200 year indicative flood areas. Nevertheless, should the Council deem it necessary, our client would be content to prepare a detailed Flood Risk Assessment to demonstrate this assertion.</p>
<p><b>What benefits will result to the wider community from the site's development?</b> (e.g. will there be more or better jobs, will the land be put to a more productive use, will the development increase infrastructure capacity for others, will more affordable houses result, is there an unmet demand for the development?)</p>	<p>The development of these sites for residential purposes, will increase the type and supply of housing sites available locally and it is our client intention to build the houses and dispose of them to locals seeking to reside in the area.</p> <p>Additionally, the realisation of these sites represents a 'rounding off' of the group of existing houses at Wester Cairnglass and will help to create a sustainable rural community at this locale.</p>
<p><b>What impact will there be on travel patterns from the site's development?</b> (e.g. will more or less people engage in active and healthy travel (walk / cycle) or go by public transport as a result of the site's development rather than travel by private car?)</p>	<p>The site lies in close proximity to the A96 Trunk Road (less than 1Km) and, as such, the future occupants of these units will have easy access to Inverness, Nairn, Elgin and Aberdeen beyond.</p> <p>The bid site is also in relatively close proximity to Inverness Airport, thereby allowing easy access to this important transport hub.</p>
<p><b>Is the site well connected?</b> (e.g. will the average travel time to community and commercial facilities</p>	<p>No impact anticipated on average travel times and the use of the site for residential purposes would complement adjoining land uses.</p>

<p>reduce or increase as a result of the site's development, is the proposed use compatible with existing / proposed surrounding uses?)</p>	
<p><b>Is the site energy efficient?</b> (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)</p>	<p>Both sites are of sufficient size to accommodate micro-renewables. The appropriate equipment would be discussed with the Energy Saving Trust prior to progressing to a formal application stage.</p>
<p><b>What other negative impacts will the development have and how will they be resolved or offset?</b> (e.g. will the site's development increase any form of pollution or decrease public safety?)</p>	<p>The additional foul drainage load of further septic tanks/soakaways on the natural water cycle will be considered and options considered to address any problem.</p>

## STRATEGIC ENVIRONMENTAL ASSESSMENT FORM

*Landowners, developers and/or agents wishing to suggest a site should fill in as much as possible of the following form. Strategic environmental assessment of local development plan sites is now a statutory requirement and considers the possible environmental effects of development proposals. We will check your answers and fill in any gaps.*

No.	Issue	Detailed Explanation	Answer	Any Proposed Mitigation Measures (how will you reduce or offset the effects of your development?)
1	<p>a) Will the site safeguard any existing open space within the area?</p> <p>b) Will the site enable high quality open space to be provided within the area?</p>	<p>Will the site have any impact on useable public open space (such as parks, playing fields etc) or any opportunities to create additional public open space?</p>	<p>The bid is for a relatively small residential development. However, each plot would have a sizable garden area and the bid are surrounded by agricultural land and native woodlands</p> <p>The surrounding area is a mix of open agricultural ground and native woodland and as such, our client does not believe the size of his proposal warrants additional public open space to be provided.</p>	
2	<p>Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?</p>	<p>Is any part of the site within 400m straight line distance of any community/commercial building? or will development provide a community/commercial building within walking distance of existing residential areas? - Are there opportunities to create new walking/cycling routes or improve existing routes?</p>	<p>Whilst it is acknowledged this site is more than 400metres from any community/commercial areas, the area offers an abundance of local walks for recreational purposes.</p>	
3	<p>Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?</p>	<p>For example, can a subsidy to a local bus route be provided?</p>	<p>The size of the bid site would not warrant such a contribution.</p>	
4	<p>Will the site involve "off site" road improvements</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>The public road network at this location appears to meet current standards and as</p>	<p>If considered necessary our client will consider road safety</p>

	that will contribute to road safety?		such no improvement works proposed.	improvements with the Council TEC Services.
5	Is there scope for road safety measures as part of the development of the site?	Will development incorporate on-site traffic calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets available via: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>	Not considered necessary.	If considered necessary our client will consider further road safety improvements with the Council TEC Services.
6	Is the site near any existing "bad neighbour" uses?	Will the site be negatively affected by any neighbouring use? (bad neighbour uses include those that affect residential property by way of fumes, vibration, noise, artificial lighting etc). Is the site affected by any of the Physical Constraints identified in the Council's Physical Constraints: Supplementary Guidance?	The site would be bound with residential properties agricultural land and native woodlands, neither of which is considered to be 'bad neighbour developments'.  The existing farm complex is currently in the process of being relocated to a group of new agricultural building. Thus removing any concerns with regards the proximity of the agricultural unit.	
7	Are there any contaminated land issues affecting the site?	Are you aware if the site has been previously used for industrial or any other uses likely to cause contamination?	As the site is a 'Brownfield' site there is a risk of previous ground contamination and at the appropriate time our client would be content to commission appropriate testing and mitigation measures.  Nevertheless, we do not consider the risk of contamination to be such, to warrant not including this site.	If considered necessary at this stage, our client will commission appropriate study to demonstrate the site is suitable for the proposed end use.
8	a) Is the site on derelict, vacant or other land that has previously been used?  b) Is the site on greenfield land?	a) Has the site been identified in Scottish Government's Vacant and Derelict Land Survey (which can be found here: <a href="http://scotland.gov.uk/Publications/2010/01/26135819/0">http://scotland.gov.uk/Publications/2010/01/26135819/0</a> ) or has the land got an existing use?  b) Will the site be located on presently undeveloped land e.g. presently or capably used for agriculture, forestry or amenity purposes?	The bid site would be classified as 'Brownfield' land, due to the existing farm complex is currently in the process of being relocated to a group of new agricultural building.	

9	Is the site within the current settlement boundary?	Is the site within any identified settlement boundary in the Local Plan? Is it allocated for any uses?	No.	
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any landscape designation?	Does the site conform with the Landscape Capacity Assessment (if available)? Will the site result in the removal of valued landscape features or negatively affect any key views? Is it located within or would otherwise affect a National Scenic Area or Special Landscape Area, having regard to their special qualities?	The site is considered a 'Brownfield' site, and is not included in any local, national or international environmental designations.	
11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of Remote Coast identified by the Council, or an area of wildness identified in the draft Wild Land Supplementary Guidance?	As the site is considered a 'Brownfield' site, and is not included in any local, national or international environmental designations.	
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	No	
13	Will the site impact on any listed building and/or its setting?	Is there a listed building or a part of the setting "area" of a listed building within the site?	No	
14	Will the site affect a site identified in the Inventory of Gardens and Designed Landscapes?	Is any part of the site inside the outer boundary of an Inventory "entry" or will the site affect the setting of an "entry"?	No	
15	Will the site affect any locally important archaeological sites identified in the Historic Environment Record?	Does the site contain any features identified in the HER? If yes, will the site affect the feature?	No	
16	Will the site impact on any Scheduled (Ancient) Monument and/or its setting?	Is there any SAM within the site boundary or will a SAM be affected?	No	

17	<p>a) Will the site affect any natural heritage designation or area identified for its importance to nature conservation?</p> <p>b) Will the site affect any other important habitat for the natural heritage?</p>	<p>a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?</p> <p>b) Is any part of the site within or likely to affect non-statutory features identified as being of nature conservation importance e.g. Ancient, Semi-Natural or Long-Established Woodland Inventory sites, priority BAP habitats, habitats included on the Scottish Biodiversity List, non-designated habitats listed in Annex 1 of EC Habitats Directive?</p>	<p>The site is considered a 'Brownfield' site, and is not included in any local, national or international environmental designations.</p>	
18	<p>a) Will the site affect any protected species?</p> <p>b) Will the site affect any other important species for the natural heritage?</p>	<p>a) Will the site affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981 as amended. If such a species may be present on or near the site, a survey should be carried out to inform this assessment (for which a licence from SNH may be required)</p> <p>b) Will the site affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?</p>	<p>As the site is considered a 'Brownfield' site, any wildlife that currently forage on the site would transfer to the woodland area, resulting in no detrimental impact on any protected species.</p> <p>Our client has also undertaken a Bat Survey of the existing agricultural buildings (CMD002), which demonstrate that the existing buildings to be removed are not utilised by any protected species.</p>	
19	<p>Is the site proposed to provide any form of renewable energy?</p>	<p>For example, will the site provide or be capable of providing a district heating system, solar panels or a wind turbine?</p>	<p>None proposed – would be left to the detailed planning application stage.</p>	
20	<p>Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge?</p>	<p>Are you aware of any part of the site being within the 1 in 200 year flood risk contour as identified by SEPA? (which can be found here: <a href="http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx">http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx</a>)</p>	<p>Our client has no records of the site being subject to flood risk and SEPA Flood Map shows the site outwith any the 1 in 200 year indicative flood areas.</p>	<p>If considered necessary our client will undertake appropriate study to demonstrate the site is suitable for the proposed end use.</p>



21	Will development of the site result in the need for changes in land form and level? If yes, how will soil and drainage issues be addressed?	Will there be any change in rate, quantity, quality of run-off plus groundwater impact on or off site? If so, will these affect priority habitats, especially blanket bog?	No.	
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water environment be protected from development?	Will there be any culverting, diversion or channelling of existing watercourses?	A small burn runs through the site and during construction works, any stockpiles of soil are to be seeded or covered with a suitable geo textile in order to prevent silt entering watercourses in accordance with SEPA pollution prevention guidelines (PPG5)	
23	Will the site offer opportunities for sustainable waste management?	Will the waste produced by the site be minimised and processed close to source in a sustainable way?	The bid site lays on existing waste management networks and the development would be served by the existing kerbside recycling facilities operated by the Council.	
24	Can the site be connected to the public water and sewerage system?	Can the site be connected at reasonable cost? If not, what alternative is proposed?	A public water supply is available and Scottish Water confirms that adequate capacity exists to supply this site (Refer to Document CMD001).  Foul drainage would be via private means and it would be our client intention to provide a communal drainage system for all proposed units.	
25	Will the site require alteration to the local landform?	Can the site (including access) be developed without significant re-contouring etc.? Will access tracks and parking areas have significant cut and fill?	No.	
26	Will the site affect or be affected by coastal erosion or natural coastal processes?	This will be noted on any relevant shoreline management plan.	No.	
27	Is the site sheltered from the prevailing wind and	Will development make best use of the site in terms of energy efficiency?	As the bid site is located in a cluster of existing residential properties the site	

	does it have a principal aspect between SW and SE?		would be shielded from the prevailing weather.	
28	Will the site have any impact upon local air quality?	Is the site near areas of employment or close to public transport? Such developments are less likely to result in additional traffic which may contribute to air pollution.	No.	
29	Will the site have an impact on light pollution levels?	Is it likely that the Council policy likely will require street lighting at this location? Are there proposals for floodlighting on the site?	No.	
30	a) Will it the site affect the present green network of the area?  b) Will the site provide opportunities to enhance the present green network of the area?	a) Will the site affect features that currently provide for the movement of species and/or people e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, greenspace?  b) Will connectively of natural features or open space and paths used for public amenity be improved? Will existing fragmentation of habitats and open spaces be improved? Will species be enabled to move where at present there is an obstacle?	No.  As the Site is within a rural setting, it will allow future occupants of the houses the opportunity to view the existing local wildlife.	
31	Will the site provide opportunities for people to come into contact with and appreciate nature/natural environments?	Is the site close to (within 1.5km) an opportunity to come into contact with nature/natural environments e.g. Local Nature Reserves, local greenspace, green networks? Are there proposals which will increase opportunities to come into contact with nature/natural environments?	As the Site is within a rural setting, it will allow future occupants of the houses the opportunity to view the existing local wildlife.	
32	a) Will the site affect any core paths or right of way?  b) Will the site affect any other existing paths or outdoor access opportunities?	a) Is a diversion of a core path or right of way required? Will there be any impact on the usability of a core path or right of way?  b) Will it affect an existing path in the Highland Path Record? Will it provide additional access opportunities or adversely affect access opportunities afforded by the	No impact on existing footpaths/core path routes.	

	c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	Land Reform (Scotland) Act 2003? c) Will new paths be created within and beyond the site? Will any existing paths be improved e.g. to increase accessibility to a wider range of users? Will the site help to realise priorities identified in the Council's outdoor access strategy or aspirational paths identified in the core path plans?		
33	Will the site have an impact on the geodiversity of the area?	Are you aware if the site lies within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site? (or other site with geodiversity value e.g. distinctive landforms, areas with natural processes, rock exposures for study?)	No.	
34	Will soil quality and capability of the site be adversely affected?	Will the site result in a loss of soil due to development or removal of good quality soil from the site? Is the site on land identified as Prime Quality Agricultural Land?	No.	
35	Is the site on peatland?	Is the site within or functionally connected to an area of peatland? Would the allocation involve the disturbance of peat? If yes, how would impacts on peatland be avoided or minimised? Would any tree felling be required?	No.	
36	Will the site have any affect on the viability of a crofting unit?	Does the site represent a significant loss of good quality inbye crofting land or common grazing land?	No.	

UPGRADING OF ACCESS ROAD  
APPROVED UNDER PLANNING  
APPROVAL 08/00681/FULIN  
DATED 09/02/2009

PLANNING APPROVAL FOR  
2 HOUSES AND 4 FLATS  
08/00681/FULIN DATED  
09/02/2009

PROPOSED RURAL COMMUNITY  
BOUNDARY DESIGNATION

EXISTING  
PROPERTIES

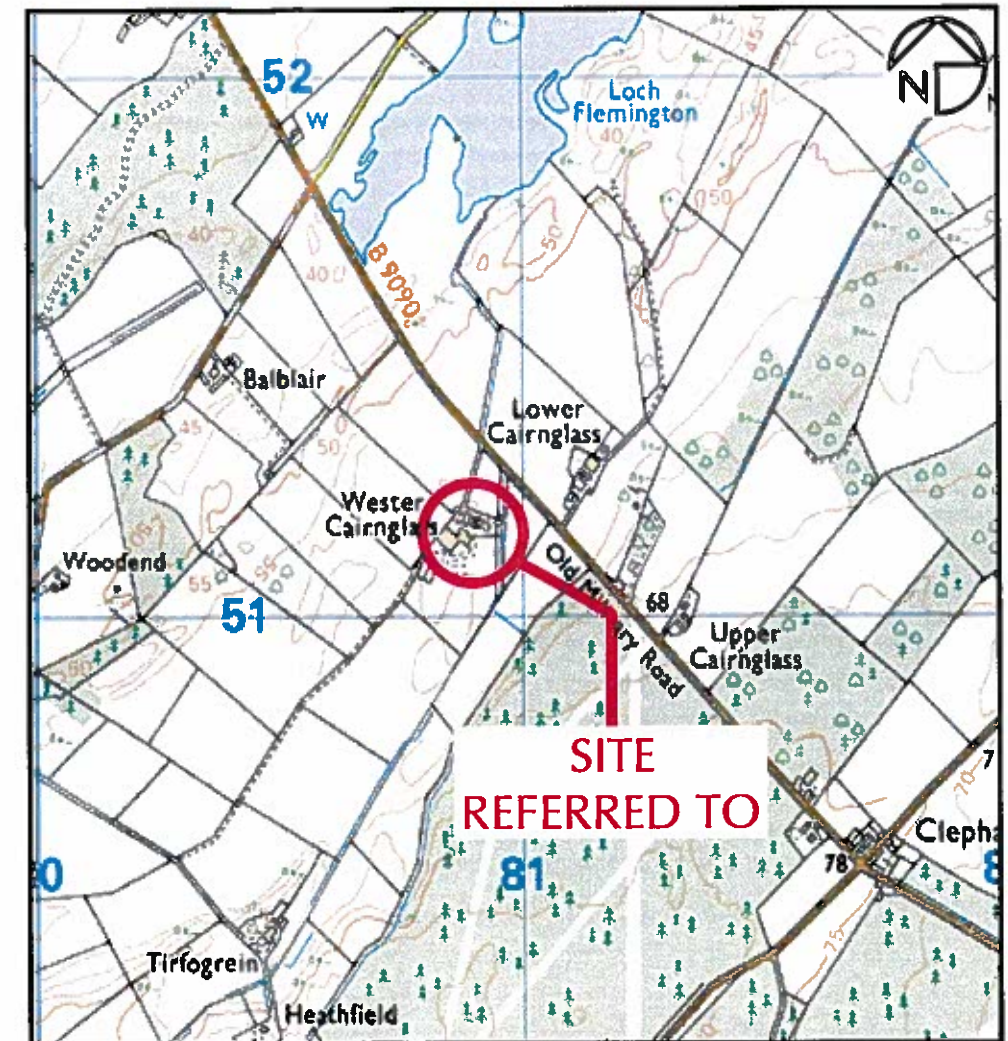
EXISTING  
PROPERTIES

PROPOSED NEW  
RESIDENTIAL SITE A - 6170m<sup>2</sup>

PROPOSED NEW  
RESIDENTIAL SITE B - 2260m<sup>2</sup>



# CAIRNGLASS RURAL FARMING COMMUNITY DESIGNATION MASTERPLAN SCALE: 1:1500



O.S. LOCATION PLAN - N.T.S

	<b>cmdesign</b> Chartered Architect & Planning Consultant	
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planningconsultancy • architecturaldesign • projectmanagement		
Client: MR & MRS I WILSON		
Project: INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN SITE SUBMISSION FOR CAIRNGLASS RURAL FARMING COMMUNITY DESIGNATION, GOLLANFIELD, HIGHLAND		
Date: APRIL 2011	Drawing No: IMFLDP.110070.WILSON	
All plans are based upon the Ordnance Survey Map with the sanction of the Controller H.M. Stationary Office. Licence Number: 100030149		





## Document CMD001 – Scottish Water Asset Capacity Search

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- [Self Lay Organisations](#)
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**Asset Capacity Finder - Results**

The following results indicate the assets most likely to service the proposed postcode or coordinates you provided:

<b>Water Treatment Works</b>	INVERNESS LOCH ASHIE WTW
<b>Available Capacity (Housing Unit Equivalents)</b>	2000
<b>Sewage Treatment Works</b>	CLEPHANTON ST
<b>Available Capacity (Housing Unit Equivalents)</b>	less than 10

**Some reasons why no information may be returned**

- The location requested may span more than a single catchment area
  - The location requested may be outwith a current catchment area
  - A works may be temporarily out of service or under maintenance
- For more information, contact the Customer Connections Team on 0845 601 8855 (Mon-Fri 0900-1700);

**Data Disclaimer**

"This is a dynamic site and the figures apply only at this point in time. They are provided for guidance only. Scottish Water does not accept liability for the consequences of any person relying on this information"



**Useful links**

- [Strategic Asset Capacity Development Plan \(pdf\)](#)
- [WTW Asset Capacity Tables \(pdf\)](#)
- [WWTW Asset Capacity Tables \(pdf\)](#)

I'm looking for

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## Document CMD002 – EPS Survey of Existing Buildings

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\* See CV below

**Client**

cmdesign 1-5 Pinetree House Pinefield Crescent  
Elgin IV30 6HZ for Mr Ian Wilson

**Reference: - 416**

Bat survey:  
Cattle sheds, Wester Cairnglass, Gollanfield

## BAT SURVEY REPORT

### Bat work CV Michael D Canham

- Started bat work in 1983 with a 5-day course run by Dr R Stebbings who was my first trainer.
- 24 years working with bats with Forestry commission, including woodland bat box, hibernacula and natural roost monitoring, Bat walks and training of Forestry Commission staff.
- Various National surveys undertaken for Bat Conservation Trust.
- Bat worker trainer since attending a 3-day trainer's course in October 1994 including hibernacula.
- SNH bat casework officer since 2001, working in Moray, Aberdeenshire and Highland areas.
- Have been principle trainer at several bat work training events including 4 day course for NTS on hibernacula monitoring.
- Working as a bat consultant since 2001
- Appointments include the following major projects: - Former fabrication yard at Arderseir, Nairn, Aberdeen schools (multiple sites), Dingwall and Millburn academy sites, Dunkinty woodland, Cawdor wood, and River E hydro scheme.
- Over 500 consultancy surveys undertaken since 2001
- Bat licence number 9043



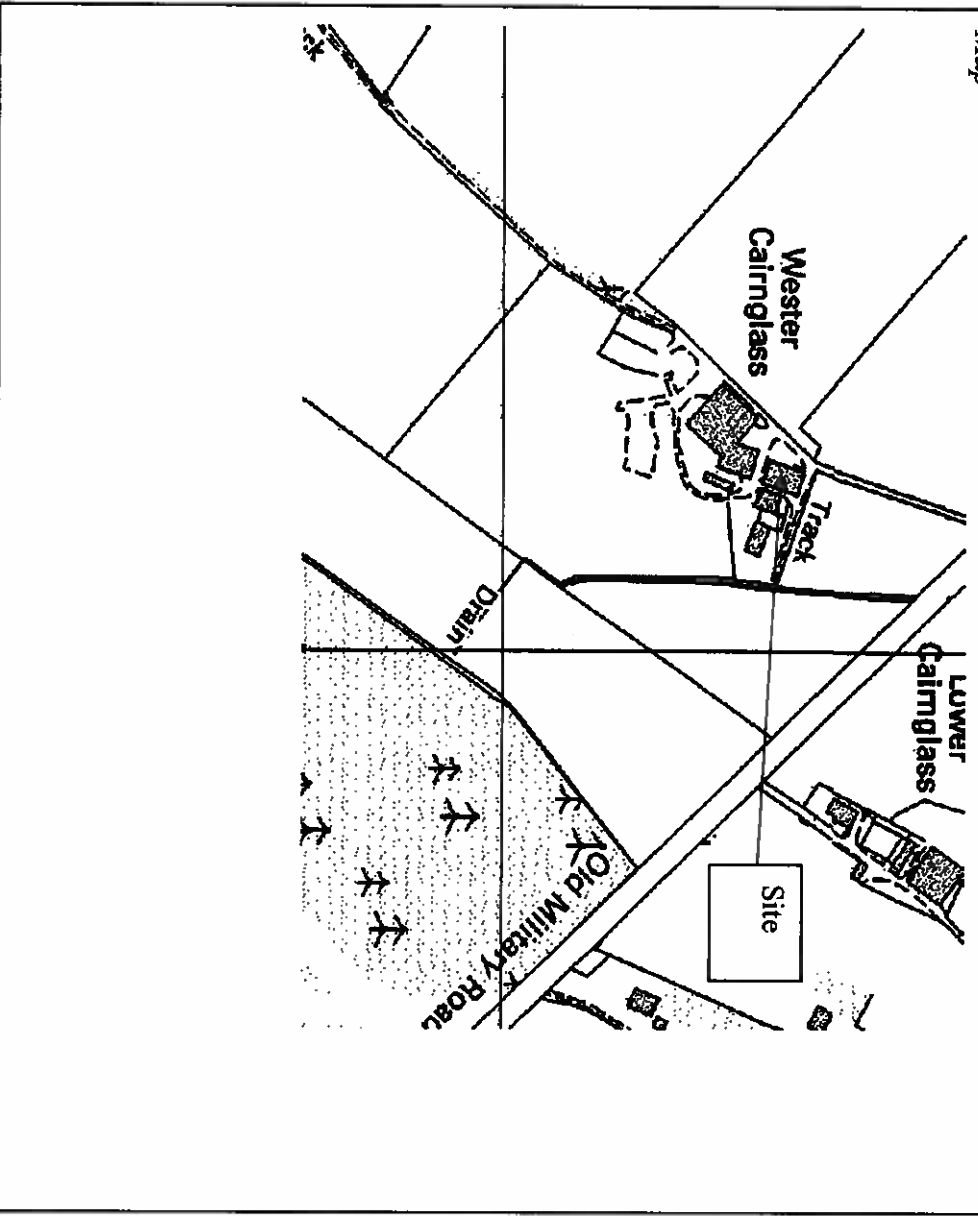
**Date on & location of buildings or structure surveyed for use by bats**  
**Survey area:-**

*Date* 28<sup>th</sup> September 2010  
*Grid Ref* NH 808511

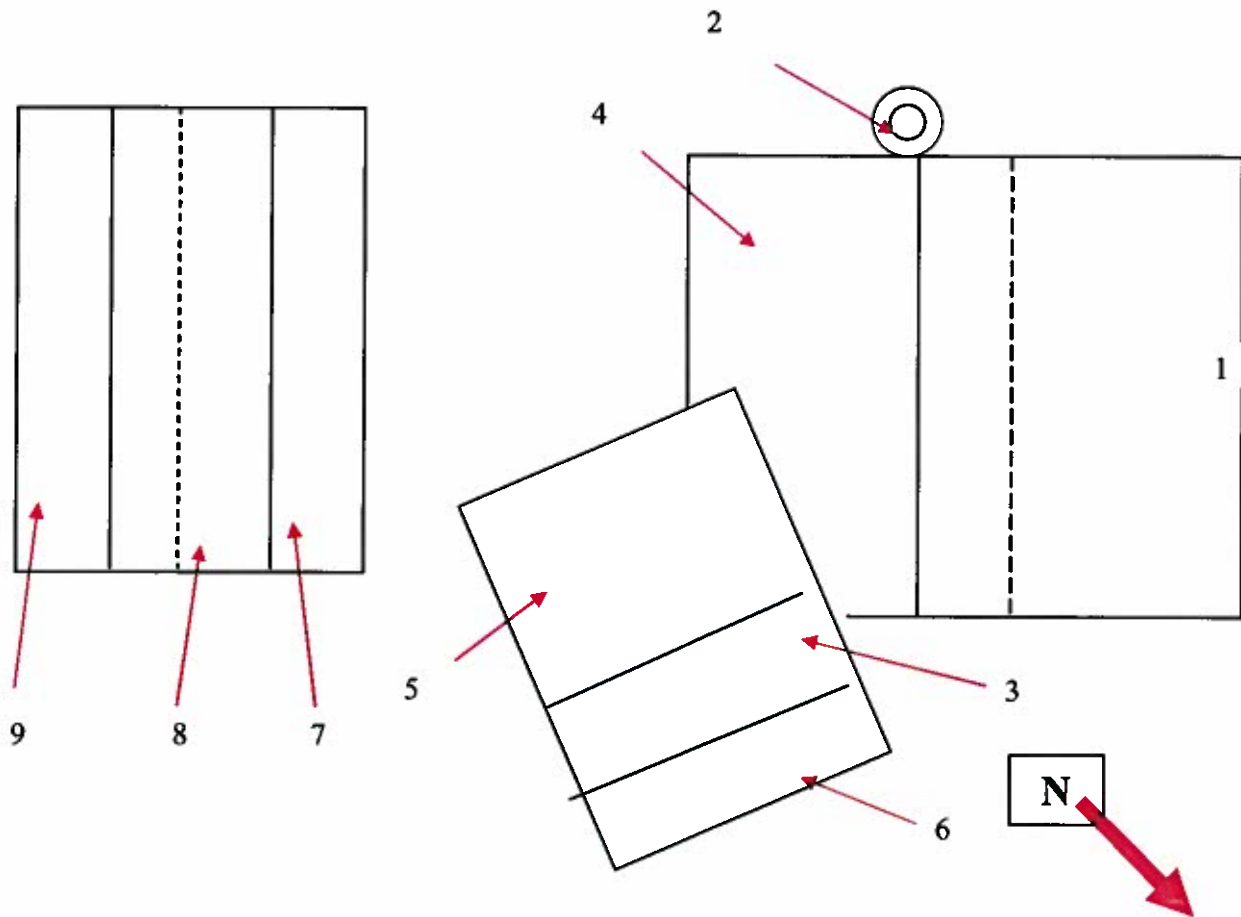
Ordnance Survey  
Landranger sheet  
Number

*Address* Cattle sheds, Wester Cairnglass, Gollanfield

*Personnel undertaking* M.D. Canham  
*Survey*  
*Map*



Site location



Buildings layout (not to scale)

**Introduction & Context**

Planning permission has been applied for by Mr Ian Wilson to demolish the above buildings and replace with new dwellings. Their Agents, cmdesign 1-5 Pinetree House Pinefield Crescent, Elgin have commissioned a Protected Species (Bat) survey as part of the planning process.

### **Objectives of survey**

To investigate if the EPS (European Protected Species) :- Bats are using the site detailed above for:-

#### **A roost site**

If a roost is present, identify the status of roost.

Identify the species of bat(s) using the roost.

Identify the number of bats in the roost(s)

If necessary Identify the age and sex of the bats in the roost

Identify if bats have been present in a site but are not present at the time of survey. (From signs) Droppings, staining.

#### **Foraging areas and commuting routes**

Identify if bats are using the site as a feeding area

Relate the importance of any structures, vegetation or other elements present to the feeding area

Identify if the site is part of a major commuting route for bats.

### **Methods of survey**

#### **Daytime signs search**

A daytime search of all buildings and structures detailed above was undertaken.

The outside of all buildings and structures were searched for evidence of likely roost entrances, including window and door lintels, and for signs of bat activity i.e. droppings or staining.

The inside of all buildings and structures were searched for likely roost entrances, including window and door lintels, and for signs of bat activity i.e. droppings or staining. Internal inspection of the roof space including roof ridge, gable wall ends were searched for likely roost entrances, and for signs of bat activity i.e. droppings or staining.

Any accessible below ground structures i.e. substantial under floor voids, cellars etc were searched for signs of bats or bat use.

**Timings, duration and number of visits**

A daytime search was undertaken on 28/09/2010 over a 2.0. hour period

**Weather conditions**

**Daytime signs search**

Weather was dry, calm & cool. Daylight was good.

**Personnel**

**Daytime signs search**

M.D.Canham

**Survey constraints/limitations**

There were no survey limitations.

**Stages of the life-cycle that could have been missed**

The surveyor(s) is confident that no stages of the life cycle have been missed.

**Sources of additional or pre-existing information**

NBN gateway lists records for Natterer's, Daubenton's, Brown long-eared and both Pipistrelle bat species in the 10 km square NH85

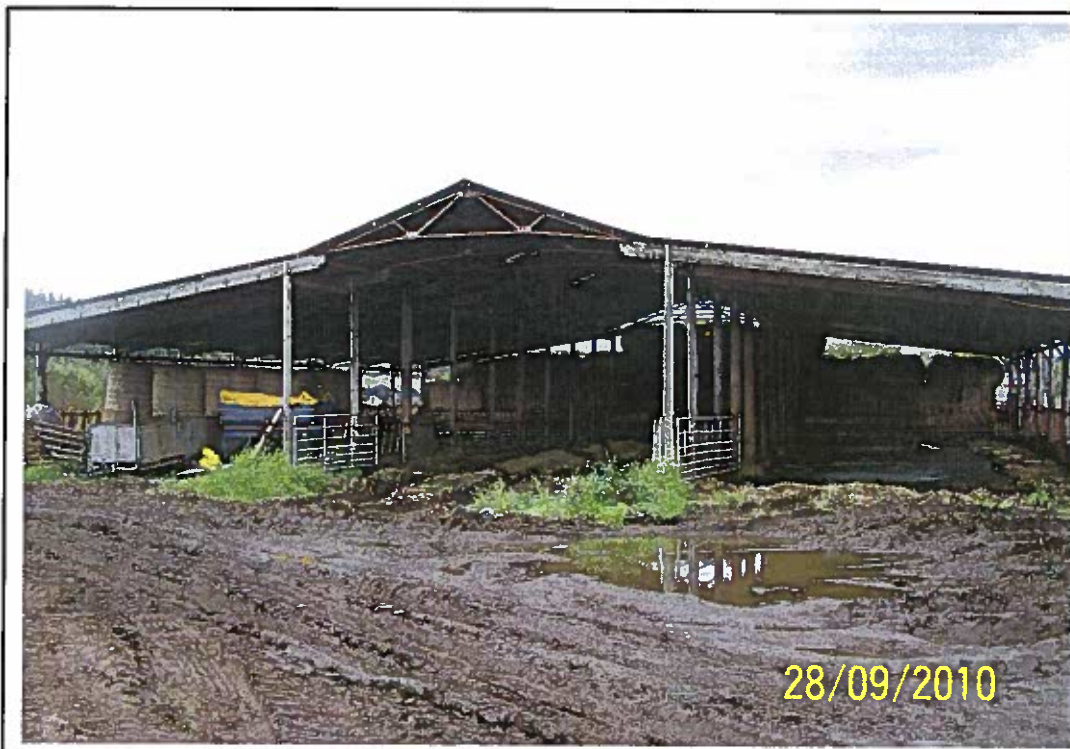
**Description of sites and or structures**

A Group of cattle sheds and open sided hay storage barns. Most of the buildings are attached to each other apart from buildings 7, 8 & 9 that, although attached to each other are detached from the remaining buildings, 1-6.

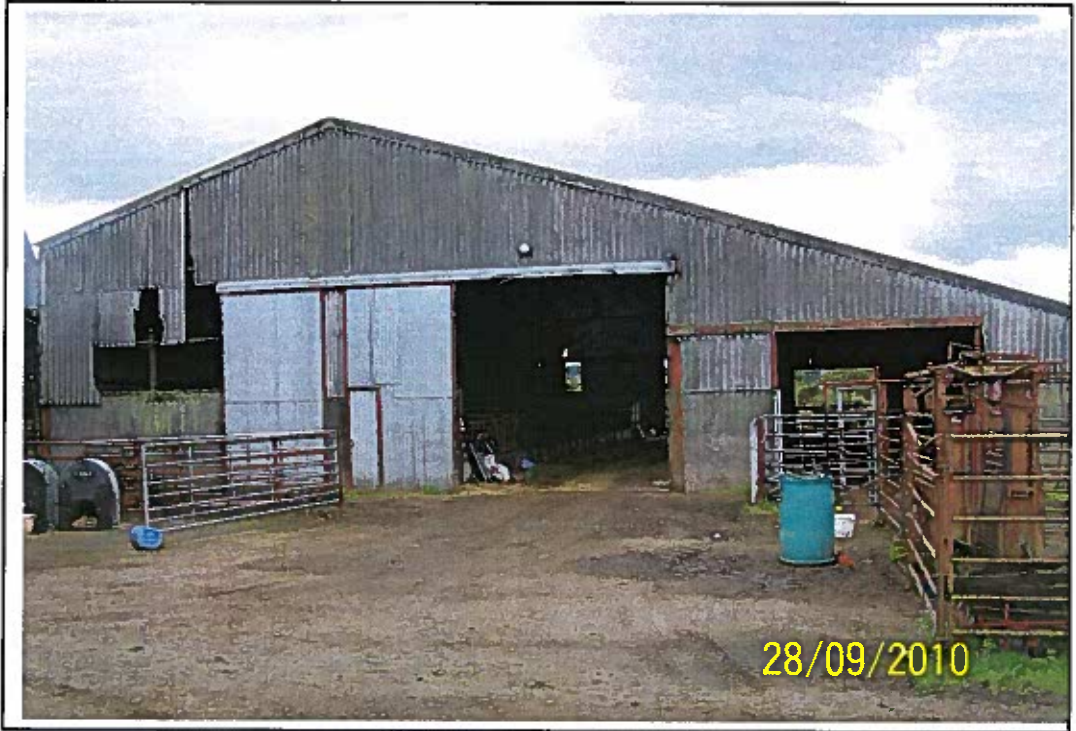
There are almost no features within any of the buildings that would support bat roosts.

This is due to their open construction and lack of lintels or sarking under the roofing material. Framework for the buildings is also unsuitable for bats with no crevices etc, as is the cladding on upper walls. Lower walls are of concrete block construction with no cavities or crevices.

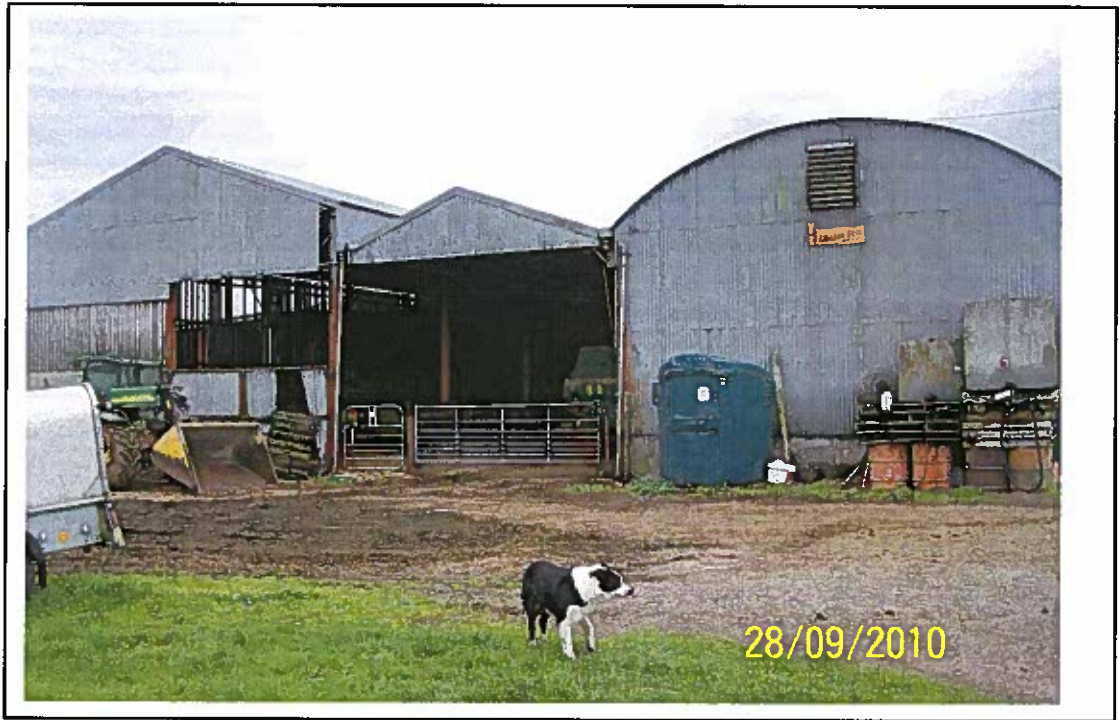
Building descriptions	
Building number	Description
1	A metal framed building clad with corrugated asbestos cement roofing sheets and upper sides. Lower walls are solid concrete block construction. The roof is of an offset ridge design and the building has a central drive through. The building is used a cattle court
2	A metal clad, metal frame feed silo.
3	Corrugated metal roofed and clad building used as an access to buildings 5 & 6 and as a machine store.
4	A metal framed lean to building with wooden railway sleeper front and a corrugated metal profile roof and metal corrugated clad end wall. The building is used a cattle court
5	Metal framed, concrete block dwarf walled building with a corrugated metal roof. Building used a cattle court.
6	Corrugated metal roofed and clad building used as a feed store.
7	Wooden framed building divided into 3 sections with 8 & 9 below. The roof is of mono pitch design and constructed of corrugated metal. Open on all sides. Used as a hay store
8	Construction as 7 above and previously used as a cattle court
9	Construction as 7 above and previously used as a cattle court



View of buildings 7, 8 & 9

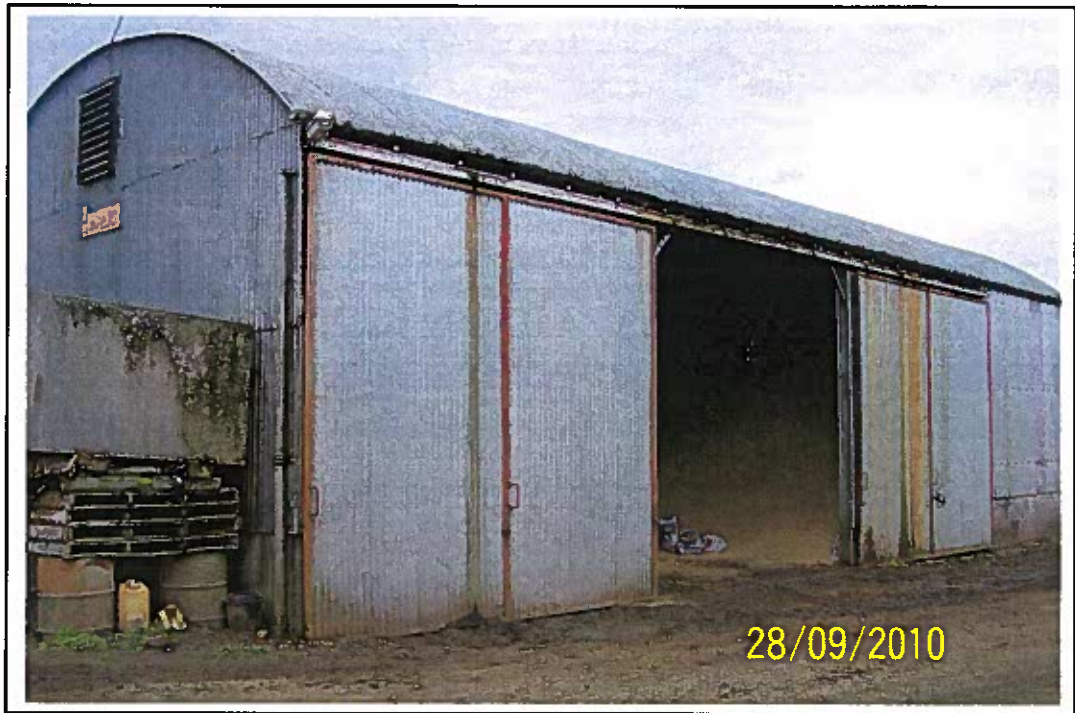


View of building 1

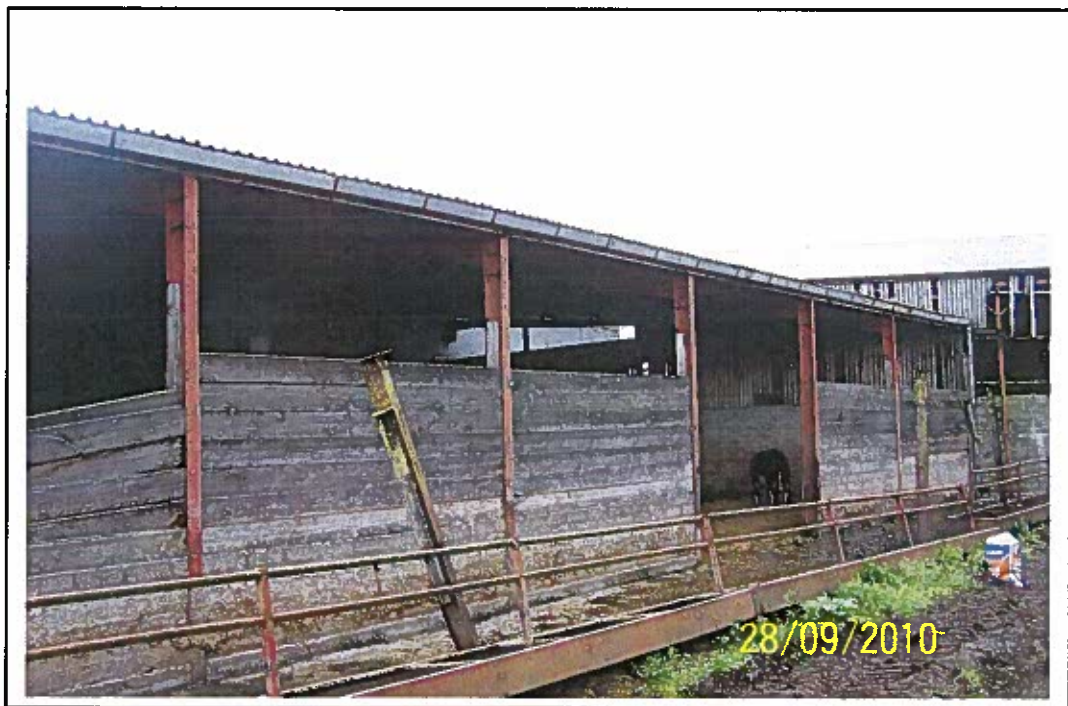


View of buildings 5, 3 & 6





View of buildings 6 used as a feed store



View of buildings 4 used as a cattle court

**Results from survey of site, buildings or structures for use by bats**

**(Day search)**

**Cattle sheds, Wester Cairnglass, Gollanfield**

No evidence of bat use was found. The buildings are not considered suitable to provide good bat roosting opportunities because of their construction. Walls do not provide roosting sites as these are in the main of solid block and or sheet metal profile construction.

Because of the above and no evidence of bat use was found throughout all the buildings, coupled with the unsuitable state of most of the buildings the surveyor is of the opinion that no emergence survey is considered necessary.

**Other Observations**

None

**Interpretation and evaluation of results**

As there is no evidence of any bat use and the construction of the buildings, the surveyor is confident that no bats or roosts will be disturbed or destroyed by demolition of these buildings.

The surveyor is confident that there is no necessity to undertake an emergence survey in this case.

Potential foraging habitat around the site is good for bats as is habitat connectivity to the site; however the demolition of the derelict buildings should not affect bat foraging.

**Discussion of results**

There should be no impact on bats or their habitats due to demolition of these buildings.

As a precaution, even if bats do not use a building or parts of a building as a regular roost, single bats may occasionally roost in unlikely places

During any future work if any bats are discovered operations in that area should stop at once and a licensed bat-worker should be contacted directly or via the local SNH office, so that any bats can be safely removed and work continue.

**(Please pass a copy of this report to any contractor who may work on these buildings)**



### **Closure**

This report has been prepared by Mick Canham Ecological Consultancy with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Mr. Ian Wilson and his agents, cm design.

No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from Mick Canham Ecological Consultancy.

Mick Canham Ecological Consultancy disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

### **References**

National Biodiversity Network [www.nbn.org.uk](http://www.nbn.org.uk)

Bat Conservation Trust (2007). 'Bat Surveys: Good Practice Guidelines

Highland Biological Recording Network

SNH data

Personal data

Bat Mitigation Guidelines. (Natural England)

Guidance Notes for 'Application for a licence for European Protected Species'.

(Scottish Government Rural Directorate)

European Protected Species, development sites and the planning system. (The stationary office)

EC directive 92/43/EEC 'Habitats Directive' (as amended Aug 2007)

### **Annexes**

Details of proposal (note to agent: - please send these to all recipients of this report)



M.D.Canham 28/09/2010