

Appendix 2: Summary of applicants supporting information

The Bat Survey Report involved a preliminary roost assessment which identified bat droppings in the building and a small number of further potential roosting and access features around the building. Two separate dusk emergence surveys were then carried out which identified three roosts. Due to the identification of non-breeding pipistrelle bats, works may be able to be carried out under a Bat Low Impact Licence. A species protection plan and mitigation would be required to ensure that bats are not harmed as a result of the proposal, and that the local populations of pipistrelle bats are maintained at a favourable conservation status. The preliminary roost assessment also noted evidence of bird use within the building. A pre-works nesting bird check would require to be undertaken if works are to be carried out during the breeding bird period.

The Design and Access Statement indicates that the site currently contains a building which accommodates 24 one bedroom sheltered housing flats and former warden accommodation. It also indicates that demand for the sheltered housing flats is poor and the development is considered to be unsustainable in its current form. The design solution is to develop 21 affordable properties in a courtyard type arrangement and in a manner which would reflect Angus vernacular architecture. A mixture of single and one and a half storey buildings would be developed with a terraced single storey building being developed along the southern boundary of the site to reduce shading to the courtyard and to eliminate any potential for overlooking onto the private amenity areas located to the south of the site. A mixture of landscaped/open space, private amenity and communal garden and seating areas would be developed within the site. Existing vehicular parking areas would be utilised to provide 17 vehicular parking spaces in a manner which would reduce the impact of vehicles upon the development.

The Design Statement indicates that there has been a constant decline in residence in the building over the last 4 years due to changes with self-directed support and providing home support which has enabled people to stay in their homes. The building is not suitable for alternative use due to its size, design and layout. The affordable homes would increase the number of bed spaces by around a third and would provide family accommodation which is in high demand in Edzell. An appraisal of the site and surrounding area indicates that the proposal would be compatible with surrounding land uses, would be well connected to services in Edzell and the surrounding area, and would improve the identity of the site and surrounding area. Due to the location and nature of the proposal, a community engagement exercise was undertaken which provided reassurance that the proposal did not require substantial revision. The design solution is to develop 21 affordable homes in a manner which reflects the scale and enhances the character of the surrounding area, streets and spaces would be arranged to reinforce and enhance the street edges along the northern and eastern boundaries of the site whilst encouraging social interaction but maintaining privacy, would be developed in a safe, secure, economic, environmental and socially sustainable manner with the applicant being responsible for ongoing maintenance of materials, areas of public realm and the communal garden and seating area.

The Phase 2 Ground Investigation – Addendum Interpretative Report indicates the presence, type and extent of land contamination at the site, characterises the ground conditions present at the site, and obtains data on ground conditions for geotechnical design purposes for the proposal. It also indicates that additional ground investigation should be carried out below the footprint of the building once it has been demolished.

The Tree Survey Report provides an assessment regarding the nature, extent and condition of the trees within the site. It indicates that a number of trees require to be removed to facilitate the development and that some require to be removed or pruned for arboricultural reasons. It suggests that several of the trees that require to be removed to facilitate the development

could be replanted elsewhere within the site or on neighbouring open space. It indicates that replacement planting should be undertaken on a one to one ratio. The report advises that tree protection measures in accordance with the relevant British Standard should be deployed to prevent unnecessary damage to those trees that are to be retained.