

Checklist for determining whether a Preliminary Protected Species Assessment (PPSA) is required

Q No.	Question	Yes	No
1	Will the proposal involve the demolition of any buildings or structures e.g. existing dwelling, lean-to, outbuilding, shed etc.?		
2	Will the proposal involve the conversion of any building other than a dwelling e.g. barn, agricultural (or other) outbuilding, or chapel?		
3	Will the proposal involve the conversion or loss of an existing roof space, or part thereof?		
4	Will the proposal itself (or associated works) impinge either temporarily or permanently on an existing roof space or obscure or impede potential bat access points? This may include a single storey extension on a single storey building or a two storey extension on a two storey building, where the extension keys into the existing roof and/or may obscure or impede potential bat access points e.g. cavities behind fascia boards, on gable ends or in the eaves.		
5	Will the proposal involve re-roofing works or the removal of/alterations to/disturbance of/ an existing roof structure including the addition of roof lights or dormer windows and work to chimneys?		
6	Will the proposal involve the installation of solar (photo voltaic) panels, gable mounted wind turbines, or external wall insulation?		
7	Will the proposal involve any works to an underground site or structure e.g. cellar, mine, adit, tunnel, duct, bridge structure, or quarry etc.?		
8	Will the proposal involve any work to (or the felling of) mature trees i.e. trees with any potential to support bats or breeding/roosting barn owls e.g. trees with cavities etc. or removal of linear features such as hedgerows, tree belts and woodland strips?		
9	Are you aware if any bats or barn owls have been found in association with, or seen emerging from, any buildings, structures or trees affected by the proposal or are aware of evidence of their presence e.g. bat droppings, barn owl pellets etc.?		
10	Are there any current/historical records of bat roosts or barn owls associated with any building, structure, or tree on the site?		

A 'Yes' response to any one (or more) of the questions numbered 1-10 above will usually trigger a request from this Authority for a Preliminary Protected Species Assessment (PPSA).

This checklist has been developed based on sound evidence gained from practical, ecological experience dealing with protected species through the planning process within Snowdonia.

Last updated - June 2014