

From: Planning
Subject: FW: Consultation on application 3/2022/0205 at Beck Top Clough Lane Simonstone BB12 7HW

From: David Hewitt> **On Behalf Of** Countryside
Sent: 14 March 2022 11:10
To:
Cc:
Subject: RE: Consultation on application 3/2022/0205 at Beck Top Clough Lane Simonstone BB12 7HW

PROTECTED SPECIES - BATS

Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK.

The building contractors shall take made aware that solitary roosting bats can be disturbed or exposed beneath roof materials such as roofing slates, timber battens and roofing membranes.

Building contractors shall take additional care when removing fascia boards, verge tiles, ridge tiles, lead flashing and roofing felt..

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason

To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population

In the event that any bats are present they will be protected from the damaging activities and reduce or remove the impact of development.

To comply with Policy DME3 of the Ribble Valley Core Strategy Adopted Version.

PLANNING CONDITION – BAT BOX

The artificial bat box shall be incorporated in accordance with the details included in the recommendations of the submitted bat survey .

Reason

To protect the bat population from damaging activities and reduce or remove the impact of development

To ensure that there are no adverse effects on the favourable conservation status of a bat population before and during the proposed development

To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and to comply with Policy DME 3 of the Ribble Valley Core Strategy Adopted Version.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.