

Jane Tucker

From: Manchester, Sarah [Sarah.Manchester@lancashire.gov.uk]

Sent: 21 June 2011 15:06

To: Graeme Thorpe; planning

Subject: application 3/2011/0415 Sugar Hill Chalet

Dear Graeme,

21 JUN 2011
FOR THE
ATTENTION OF

Application: 3/2011/0415

Proposal: Resubmission of application 3/2010/0537P for the proposed replacement of an existing permanent chalet building with a permanent single storey dwelling.

Location: Sugar Hill Chalet Cowark Clitheroe BB7 3DG

Thank you for your consultation in respect of the above application. It appears that these proposals may have the potential to result in impacts on protected species (bats). This should be clarified prior to determination of the application.

Designated Sites: Biological Heritage Sites

The application area lies within Cow Ark Brook Wood and Adjoining Grasslands Biological Heritage Site (BHS 64SE08), designated for ancient woodland and old established semi-natural grassland. However, the proposals would affect an existing developed area which does not contribute to the biodiversity value of this BHS. Therefore, provided the proposals (including construction activity) are retained within the existing developed footprint and there are no vehicle movements, storage of materials, construction activities etc within the adjacent BHS, it seems reasonably unlikely that the proposals would result in any significant impacts upon biodiversity associated with the BHS. It might be appropriate to use protective fencing to demarcate the BHS boundary during construction.

European Protected Species: bats

From information available to me, although the existing building does not appear optimal to support bats, it is located in proximity to woodland and water (suitable foraging habitat) which increases the likelihood that bats will be active in this area. If the existing building contains any features suitable to be used by bats (e.g. weather boarding, hanging tiles, bat access points beneath roofing material or wooden cladding) then demolition of this structure could potentially result in killing/injuring of bats, damaging levels of disturbance, or destruction of bat roosts. The proposed works might therefore result in a breach of The Conservation of Habitats and Species Regulations 2010. If this was the case, a licence would be required for the works and Ribble Valley Borough Council would need to engage with the Regulations and be satisfied that the proposals would not result in impacts upon bats.

Therefore, and prior to determination of the application, it would be appropriate for the applicant to submit the results of an assessment of the suitability of the application area to support roosting bats. If suitable habitat would be affected, full surveys for bats and/or proposals for mitigation (as appropriate) should also be submitted for approval prior to determination.

Protected Species: general

The applicant should also be aware that protected species legislation applies even following the granting of planning consent. If the presence of protected species (e.g. nesting birds, bats, etc) is suspected at any time during construction then work should

cease and Natural England should be contacted for advice.

I hope these comments are helpful.

Yours sincerely,
Sarah

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