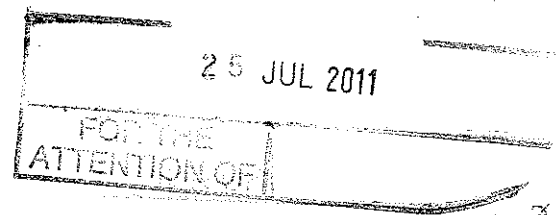


Jane Tucker**From:** Manchester, Sarah [Sarah.Manchester@lancashire.gov.uk]**Sent:** 25 July 2011 12:47**To:** Sarah Westwood; planning**Subject:** application 3/2011/0498 The Eaves

Dear Sarah,

**Application: 3/2011/0498****Proposal: Demolition of all buildings on the site (existing house, kennels and various outbuildings) and erection of a new dwelling incorporating a Bed and Breakfast Business.****Location: The Eaves Pendleton Road Wiswell Lancashire BB7 9BZ**

Thank you for your consultation in respect of the above application. Provided mitigation and compensation can be secured by planning condition, the proposals will be in accordance with the requirements of biodiversity planning policy, guidance and legislation.

RECOMMENDATIONS

If Ribble Valley Borough Council is minded to approve this application the following planning conditions are recommended:

- The precautionary approach to works recommended in section 10 and table 1 of the report '*Protected Species Survey: The Eaves*' (Earthworks Environmental Design, 2011) will be implemented in full. [reason: avoidance of impacts on bats]
- Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds will be avoided between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.
- No site clearance, site preparation or development work shall take place until a landscaping scheme has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full. The scheme shall demonstrate adequate replacement tree planting to compensate for the loss of trees, and shall also demonstrate maintenance and enhancement of habitat connectivity.
- Himalayan Balsam (*Impatiens glandulifera*) shall be eradicated from the site and working methods shall be adopted to prevent the spread of this species.
- All trees being retained within or adjacent to the application area will be adequately protected during and after construction. Existing guidelines (e.g. BS5837: 2005 *Trees in relation to construction - Recommendations*) will be adhered to.

JUSTIFICATION FOR RECOMMENDATIONS**European Protected Species: Bats**

The report of the bat survey indicates that the buildings on site do not support roosting bats. Although the proposed demolition is therefore unlikely to result in any impacts on bats, it is difficult to entirely rule out the possible presence of bats and the consultant has therefore recommended a 'best practice' approach to works (section 10 and table 1 of the report). These measures appear appropriate and should be implemented by planning condition.

Although no bat roosts would be lost as a result of these proposals, consideration could

be given to incorporating bat roosting opportunities within the new building.

Low numbers of bats were noted during the evening emergence survey, mainly associated with tree lines, hedgerows and site boundaries. It will therefore be important to retain and indeed enhance bat foraging and commuting habitat within the application area. This can be addressed through the landscaping scheme.

The ecology report notes that mature ash, sycamore and large-leaved lime to the front of the property had features suitable to support roosting bats, although no obvious signs of bat occupation were noted. It appears that these trees would be retained, and therefore there should be no impacts on bats or bat roosts as a result of these proposals. Obviously, if tree felling does become necessary in the future, trees will need to be reinspected by a suitably experienced bat surveyor for the possible presence of bats to ensure that offences are not committed.

Protected Species: nesting birds

Habitats on sites are suitable to support nesting birds. As nesting birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended), it will be important to ensure that impacts on nesting birds are avoided.

Invasive and injurious species

The ecology survey noted the presence of Himalayan Balsam (*Impatiens glandulifera*) close to the proposed development site. As this species is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) it will be important for the applicant to adopt appropriate working methods to prevent the spread of this species. I recommend that Environment Agency guidelines should be followed.

Avoidance of impacts on ecology, and mitigation and compensation

Planning policy requires that development is located and designed to avoid impacts on biodiversity, and that mitigation and compensation can be achieved to fully offset all unavoidable ecological impacts. It should also be ensured that habitat connectivity is maintained and enhanced. In this case, it appears that the proposals would not result in significant impacts on biodiversity, and mitigation and compensation can be delivered as part of these proposals.

I hope these comments are helpful.

Yours sincerely,
Sarah

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25/07/2011