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67**Jane Tucker****From:** Manchester, Sarah [Sarah.Manchester@lancashire.gov.uk]**Sent:** 24 August 2011 09:41**To:** Graeme Thorpe; planning**Subject:** application 3/2011/0579 Providence House

Dear Graeme,

Application: 3/2011/0579**Proposal: Application for the renewal of planning consent 3/2008/0660P to demolish the existing building and replace it with an energy efficient dwelling****Location: Providence House Preston Road Ribchester Lancashire PR3 3YD**

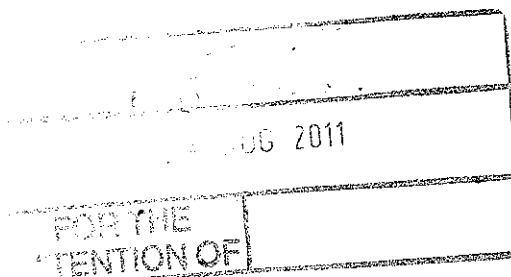
Thank you for your consultation in respect of the above application.

Whilst this application is supported by the results of a bat survey and proposals to mitigate/compensate for impacts upon bats and bat roosts, the survey data is now somewhat old (2008) and the mitigation proposals refer to works being carried out in the period 2008-2009. As works have not been carried out already, and several bat active seasons have passed since the earlier application was submitted (and therefore the status of bats at this site may have changed), it would be appropriate for the applicant to submit updated information in support of this application, i.e. the results of an updated bat survey, updated mitigation proposals and timetable of works, etc.

As indicated by planning policy, guidance and legislation, potential impacts on European Protected Species and the need for mitigation and compensation should be addressed prior to determination of the application, i.e. Ribble Valley Borough Council need to have regard to the requirements of the Habitats Directive in reaching this planning decision.

Yours sincerely,
Sarah

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24/08/2011