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**George Street
Clitheroe
Ecological Assessment
(TEP Report Ref: 3440.001)
June 2012
Version 1.0**

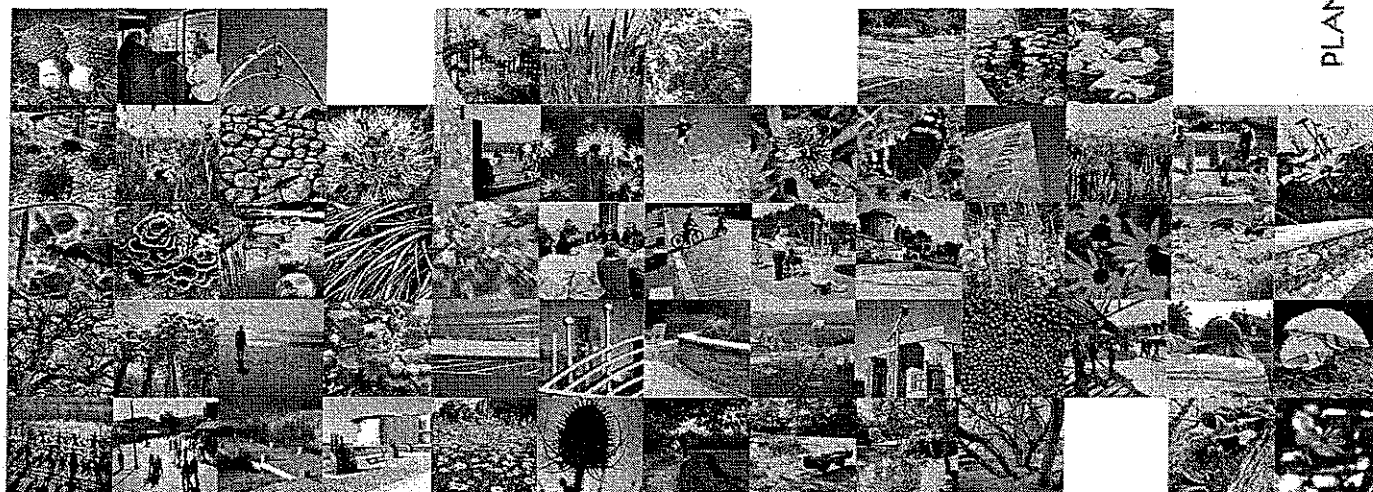
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PLANNING DESIGN ENVIRONMENT



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Prepared by: Kim Gallaher

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G3440.001	Phase 1 Habitat Plan 2012
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1.0 INTRODUCTION

1.1 TEP was commissioned in May 2012 by Bernard Taylor Partnership to carry out an ecological assessment of a site off George Street in Clitheroe, Lancashire. This assessment was requested to inform the feasibility of possible future residential development at the site. Current detailed proposals for the site include two semi-detached dwellings with associated gardens and parking.

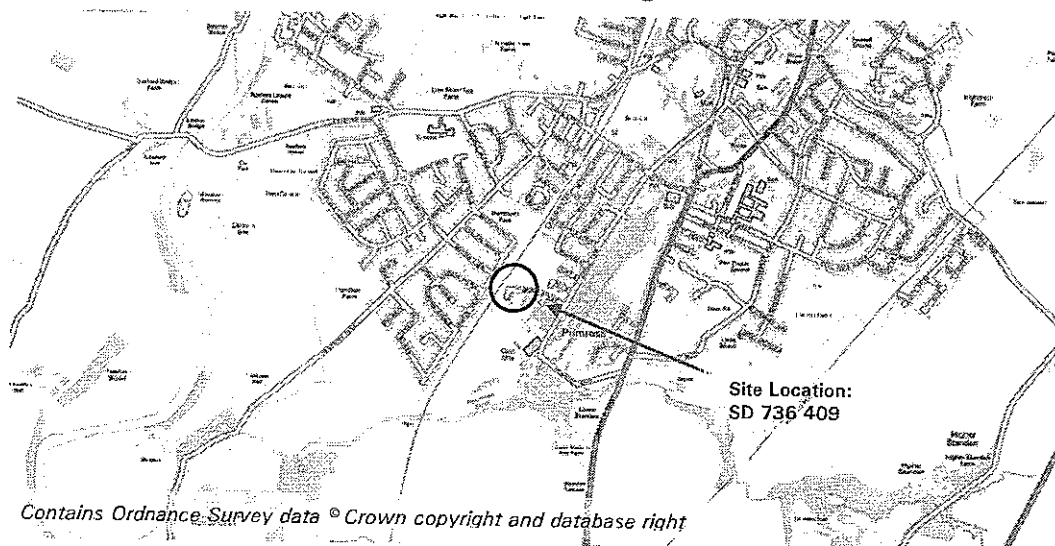
1.2 This report has the following objectives:

- to describe the existing site vegetation and give an overview of the habitats present on the site;
- to identify whether there are any features of conservation value such as legally protected species or habitats of biodiversity importance;
- to advise of further surveys or mitigation requirements that might be needed prior to development of the site; and
- to outline opportunities to provide biodiversity enhancement within site proposals.

2.0 SITE DESCRIPTION

2.1 The site is located off George Street in Clitheroe. The site is located within residential developments and is located at the end of a cul-de-sac. The site is bounded by residential buildings on its east and south sides. A railway line bounds the site to the west and residential parking bounds the site to the north. The approximate central grid reference is SD 73632 40965 (Figure 1).

Figure 1: Plan of George Street site and surrounding area



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3.0 METHODS

Desktop Study

- 3.1 Information regarding historic species records and protected sites within a 1km radius of the site was requested/gathered from the sources listed in Table 1.

Table 1: Ecological information and consultations

CONSULTEE/SOURCE OF INFORMATION	NATURE OF INFORMATION
Where's the Path	Satellite and OS imagery
Nature on the Map	BAP Habitat & designated sites
Lancashire Environmental Record Network (LERN)	Protected species records & designated sites

Habitats and Flora

- 3.2 The Phase 1 habitat survey was carried out by Emily Fallows on 26th May 2012. The survey was carried out in accordance with Phase 1 assessment methods (JNCC 2010) and gives an overview of key habitats and wildlife corridors and any likely sites for species of conservation concern.

Fauna

- 3.3 During the Phase 1 survey, the habitats present were assessed for their potential to support species of conservation concern, particularly statutorily protected species or Biodiversity Action Plan (BAP) priority species.

4.0 RESULTS

Desktop Study

- 4.1 A summary of the results of the desktop study are set out in Table 2. Further details are found in Appendix 1.

Table 2: Desktop study results

Source	Protected/important species records, protected sites and UKBAP priority species and habitats within 1km of the site	Metres from site/grid reference	Direction from site
LERN	<u>Designated Sites:</u> No internationally or nationally designated sites within 1km	N/A	N/A
	<u>Biological Heritage Sites</u> Clitheroe Castle Knoll BHS Primrose Lodge BHS Barrow Clough Wood BHS River Ribble BHS	870m 200m 870m 900m	North East South west
	<u>Schedule 1 species of the Wildlife and Countryside Act, 1981</u> Kingfisher (1997) – BoCC amber	Within 1km of the site	N/K
	<u>UKBAP species:</u> Song thrush (1999) – BoCC red Spotted flycatcher (1999) – BoCC red Starling (1999) – BoCC red Curlew (1999) – BoCC amber Duncock (2008) – BoCC amber House sparrow (1999) – BoCC amber	Within 1km of the site	N/K
	<u>Lancashire BAP Provisional Long List</u> Swallow (1999) – BoCC amber Kestrel (1999) – BoCC amber Black-headed gull (2008) House martin (1999) – BoCC amber Willow warbler (2004) – BoCC amber Wigeon (1992) – BoCC amber Teal (1992) – BoCC amber Little grebe (1992) – BoCC amber Swift (2004) – BoCC amber Pochard (1992) Tufted duck (1992) – BoCC amber Grey wagtail (2008) – BoCC amber	Within 1km of the site	N/K
	<u>Schedule 8 of the Wildlife and Countryside Act, 1981 - flowering plant</u> Bluebell (2008)	Within 1km of the site	N/K
Nature on the Map	<u>Designated Sites:</u> Salthill & Bellmanpark Quarries SSSI/ Salthill Quarry LNR	2km	Northeast

Habitat Survey

- 4.2 Findings of the habitat survey are presented in the paragraphs below. A full list of species is presented in Appendix 2 and a habitat map of the site is presented in Drawing G3440.001.
- 4.3 The following habitats are present within, or adjoining, the site:
- Amenity grassland
 - Species-poor intact hedge
 - Scattered broadleaved trees
 - Ephemeral
 - Hard standing
- 4.4 The site comprises a stub road bordered by amenity grassland and a hawthorn hedge; an area of tall ruderal herb with scattered scrub in the form of bramble is found beyond the hedge within the west section of the site and is enclosed by fencing that borders the railway line. A list of species identified can be found in Target Note 1 in Appendix 2. The site is bordered by fencing on its south and west sides beyond which are residential developments and a railway line, respectively. George Street and residential developments lie beyond the east boundary. Residential parking lies beyond the north boundary. The hedgerow and other habitats found within the site also continue beyond the north boundary.
- 4.5 The most significant ecological feature in the site is an unmanaged hawthorn hedge that continues beyond the north boundary of the site, bordering residential parking spaces. The hedge is approximately 4m in height and 1.5m wide. Managed areas are restricted to the grassland associated with footpaths adjacent to George Street (beyond the east boundary). Three scattered trees are found within the site. An ash is located within the south corner of the site adjacent to a wooden fence. Grey willow and a cherry species are located within the north corner of the site. A number of younger grey willow, cherry and ash trees are also associated with this area.

Invasive and protected plant species

- 4.6 No protected plant species were observed during the habitat survey.
- 4.7 The invasive species Japanese knotweed (*Fallopia japonica*) was recorded onsite throughout the area of tall ruderal herbs. Japanese knotweed is listed on Schedule 9 of the Wildlife & Countryside Act 1981 as amended. This invasive species is mapped in drawing G3440.001.
- 4.8 The invasive species Himalayan balsam (*Impatiens glandulifera*) was recorded onsite throughout the area of tall ruderal herbs. Himalayan balsam is listed on Schedule 9 of the Wildlife & Countryside Act 1981 as amended. This invasive species is mapped in drawing G3440.001.

Connectivity with the wider landscape

- 4.9 The immediate surrounding area is generally urbanised. The railway line and the network of gardens and allotments within the wider area could provide linking habitat across the wider landscape.

Fauna

Amphibians

- 4.10 There is no habitat within the site that could support breeding amphibians. The hedgerow could provide potential refuge habitat for amphibians. The habitat on site could provide potential foraging habitat suitable for amphibians.
- 4.11 The nearest water body is located approximately 200m southeast of the site. The water body forms part of Primrose Lodge BHS and is a large reservoir. There are no records for GCN within 1km of the site and this BHS is designated for its floristic characteristics. A network of hard standing areas, industrial developments and residential developments act as a barrier to newt migration into the site. There are no other water bodies within 500m of the site. It is unlikely that great crested newt (GCN) will be found within the site due to its relatively isolated nature in relation to the water bodies within the wider area.

Bats

- 4.12 Records for common pipistrelle dated from 1986 were identified within 1km of the site. It is likely that bats are present within the local area. The hedgerow and trees offer limited foraging and commuting habitat for bats.
- 4.13 There are no trees on site that could provide potential bat roosting habitat in the form of features such as cracks, crevices or mature ivy cover.

Badger

- 4.14 There are records of badgers within 1km of the site. The site is small and offers limited foraging opportunities for badger. No evidence of badger activity or evidence of badger setts or other diggings was found during the habitat survey.

Water vole and otter

- 4.15 There is no habitat within the site such as wet ditches or watercourses suitable for water vole or otter.

Birds

- 4.16 Desktop records from LERN identify a number of UKBAP and Lancashire BAP Provisional Long List Species within 1km of the site (see Appendix 1). The trees and hedgerow within the site provide potential nesting and foraging habitat for birds.
- 4.17 Kingfisher, a schedule 1 listed species (Wildlife and Countryside Act, 1981) was identified within 1km of the site and is associated with the reservoir to the southeast of the site. There is no habitat within the site suitable for kingfisher.

Reptiles

- 4.18 There are no records of reptiles within 1km of the site. The site is relatively small and has limited foraging potential for reptiles. The immediate locality is not considered to be high quality reptile habitat.

5.0 CONCLUSIONS

Site designations and habitats

- 5.1 No internationally or nationally designated sites were identified within 1km of the site and the site itself is not designated. The nearest nationally designated site is Salthill

& Bellmanpark Quarries Site of Special Scientific Interest (SSSI)/ Salthill Quarry Local Nature Reserve (LNR) is located approximately 2km north of the site. This SSSI is designated for its archaeological interest and its limestone habitat.

- 5.2 There are four locally designated sites within 1km of the site known as Biological Heritage Sites (BHS). The nearest site is Primrose Lodge BHS located approximately 200m southeast of the development site. This BHS is designated for its floristic characteristics and noted for its bird species.
- 5.3 Due to the distance and the lack of linkage between the site and the SSSI/LNR and the relatively local Biological Heritage Sites development will not have any direct or indirect impact on any of these sites.

Habitats

- 5.4 The hedgerow within the site is of local ecological value and qualifies as UKBAP priority habitat. Although not botanically diverse, it will provide some refuge, foraging and commuting habitat for a range of relatively common species.
- 5.5 No protected plant species were noted on site.
- 5.6 Two Schedule 9 invasive species (Japanese knotweed and Himalayan balsam) are present within the west section of the site. Locations of these species are shown in Drawing G3440.001. Section 14(2) of the Wildlife and Countryside Act 1981 states that "*if any person plants or otherwise causes to grow in the wild any plant which is included in Part 2 of Schedule 9, he shall be guilty of an offence*".
- 5.7 It is likely that the areas where this invasive plant is found will be affected by future development. There are therefore implications for development with the regard to Japanese knotweed/Himalayan balsam control and removal.

Amphibians

- 5.8 The nearest water-body to the site is Primrose Lodge BHS isolated from the site by industrial and residential buildings.
- 5.9 There are no records of GCN within 1km of the site. There are no issues with regard to great crested newt and development of this site.

Bats

- 5.10 The trees and hedgerow within the site offers limited foraging and commuting opportunities for bats in the locality. There are no trees within the site with suitable features that will support roosting bats. A bat licence will not be required for development of this site. However loss of the hedgerow would represent a loss of potential foraging and commuting habitat for bats.

Badger

- 5.11 There are records for badger within 1km of the site. No evidence of badger activity was found during the habitat survey and habitats within the site have low potential for badger due to the close proximity of existing developments and the lack of shelter or cover on site. There are no implications for the development of the site with regard to badger.

Water vole and otter

- 5.12 There is no suitable habitat on site for water vole or otter and no records for either within 1km of the site. There are no implications for the development of the site regarding otters or water voles.

Birds

- 5.13 The hedgerow has potential to support nesting birds. Future development at the site therefore has potential to affect a range of bird species through loss of nesting habitat.
- 5.14 All nesting birds are protected under the *Wildlife and Countryside Act 1981* (as amended). There is no provision under the licensing system for disturbance or destruction of nests to facilitate development, so there would be potential implications for the timing of any potential vegetation clearance works with regard to nesting birds.

Reptiles

- 5.15 The habitat within the site has low structural diversity with low habitat suitability for reptiles. There are currently no implications at this site with regard to reptiles.

6.0 RECOMMENDATIONS

- 6.1 Proposals for the site indicate the existing hedgerow will be removed and the site will be cleared.
- 6.2 The hedgerow offers potential nesting habitat for birds. All wild UK nesting birds, their nests and eggs are protected under the *Wildlife and Countryside Act 1981* (as amended). It is an offence to intentionally or recklessly, damage or destroy nests and all vegetation work should be undertaken outside the bird nesting season (March to August inclusive). If clearance is required during the nesting season an ecologist should carry out checks on vegetation to ensure no nesting birds are present prior to the works.
- 6.3 The hedgerow and trees also represents foraging and commuting habitat for bats and must be replaced within the new development. Tree and hedgerow planting using native species could be located along the west boundary bordering the railway line.
- 6.4 Japanese knotweed is classed as an invasive weed under the *Wildlife and Countryside Act 1981* (as amended). Any waste containing Japanese knotweed is classed as controlled waste under the *Environmental Protection Act (Duty Of Care) Regulations 1991*, which requires all producers, carriers and disposers of waste to follow a code of practise and keep records. Under provisions made within the *Wildlife and Countryside Act 1981*, it is an offence to spread Japanese knotweed. Liability may also extend in situations where a landowner has knowingly permitted the spread of Japanese Knotweed onto neighbouring land.
- 6.5 Due to the persistent and invasive nature of the plant, failure to manage Japanese Knotweed on a development site may also result in future structural damage, especially to tarmac surfaces. Failure to manage and dispose of Japanese knotweed in accordance with current guidelines can also lead to prosecution.

- 6.6 If any of the areas of Himalayan balsam are disturbed the plant material and associated substrate must remain on site. Transporting earth that contains Himalayan balsam off the site requires a licence, as it is controlled waste. The Himalayan balsam present within the site should be cut at the base of the plant and left to decompose on site.
- 6.7 It is recommended that a management plan for Japanese Knotweed and Himalayan balsam should be drawn up prior to works commencing on site.
- 6.8 Detailed proposals for the site with regard to planting schemes are not available at this time. Biodiversity could be enhanced by including a mix of wildlife friendly species into the planting scheme. Native species ideally of local stock should be used. Species could include hawthorn, blackthorn, dog wood and hazel. Green trellising using ivy, honeysuckle or other scented and berry producing climbers could be installed on buildings, boundary walls or fences within the new build to provide additional foraging and sheltering opportunities for insects, birds and bats.
- 6.9 The potential of the site for use by bats can be enhanced by incorporating bat roosting features into the new build. An inventory of the different bat roost units available is detailed in the Bat Conservation Trust list presented at Appendix 3.
- 6.10 Further enhancements can be achieved by installing bird boxes on future proposed buildings to provide nesting opportunities for birds. A list of possible bird boxes that could be installed at the site, either into the fabric of the new build or onto the exterior, is found in Appendix 4.
- 6.11 During the site clearance works, consideration should be given to chipping or composting vegetation for re-use on the new habitats on site or creation of brash piles on the periphery of the site as a further aid to increasing the biodiversity of the site.

7.0 REFERENCES & FURTHER READING

ENGLISH NATURE (2001) *Bat mitigation guidelines*. English Nature, Peterborough.

HUTSON, A. M. (1993) *Action plan for conservation of bats in the United Kingdom*, The Bat Conservation Trust, London.

JOINT NATURE CONSERVATION COMMITTEE (1999) '*Bat workers manual*' (eds: Mitchell-Jones, A. J. & McLeish, A. P.) JNCC, Peterborough

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ANON (1994) *Biodiversity – The UK Action Plan*, London HMSO

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TUCKER GM & HEATH MF (1994) *Birds in Europe: Their Conservation Status*, Birdlife International, Cambridge

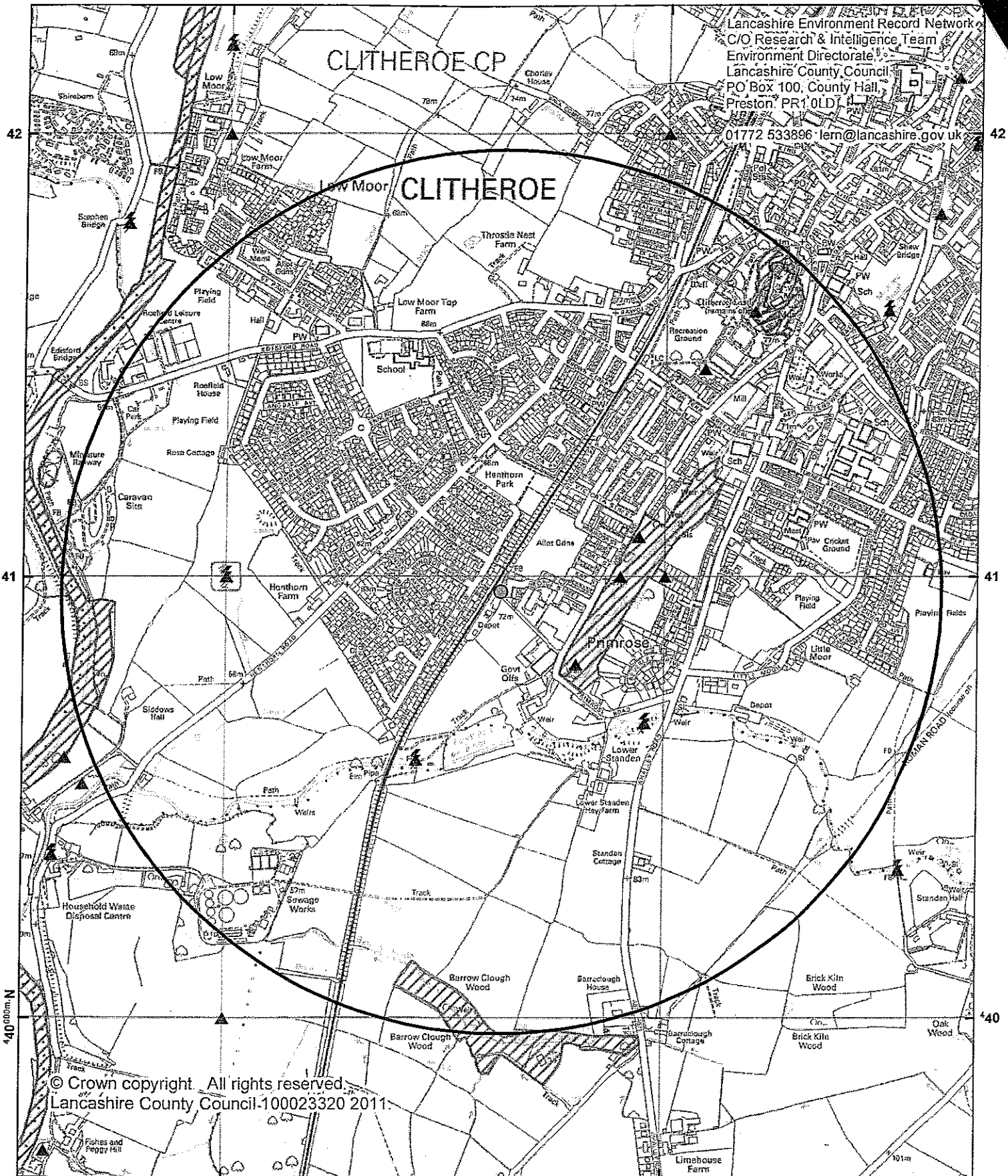
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APPENDIX 1:
Desktop Study Information








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Lancashire Environment Record Network
 C/O Research & Intelligence Team
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 Lancashire County Council
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 Preston, PR1 0LD, UK
 01772 533896 lem@lancashire.gov.uk

Low Moor CLITHEROE



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-  Clitheroe 1km Buffer
-  Clitheroe
-  Lancs BAP Species Records
-  Lancs BAP Moth Records
-  NERC_Section_41_-_R6_Dec_2011
-  Breeding_Birds_R6_April_2012
-  Biological Heritage Sites

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Lancashire County Heritage Sites

Biological Heritage Site

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Clitheroe Castle Knoll



Site Boundary

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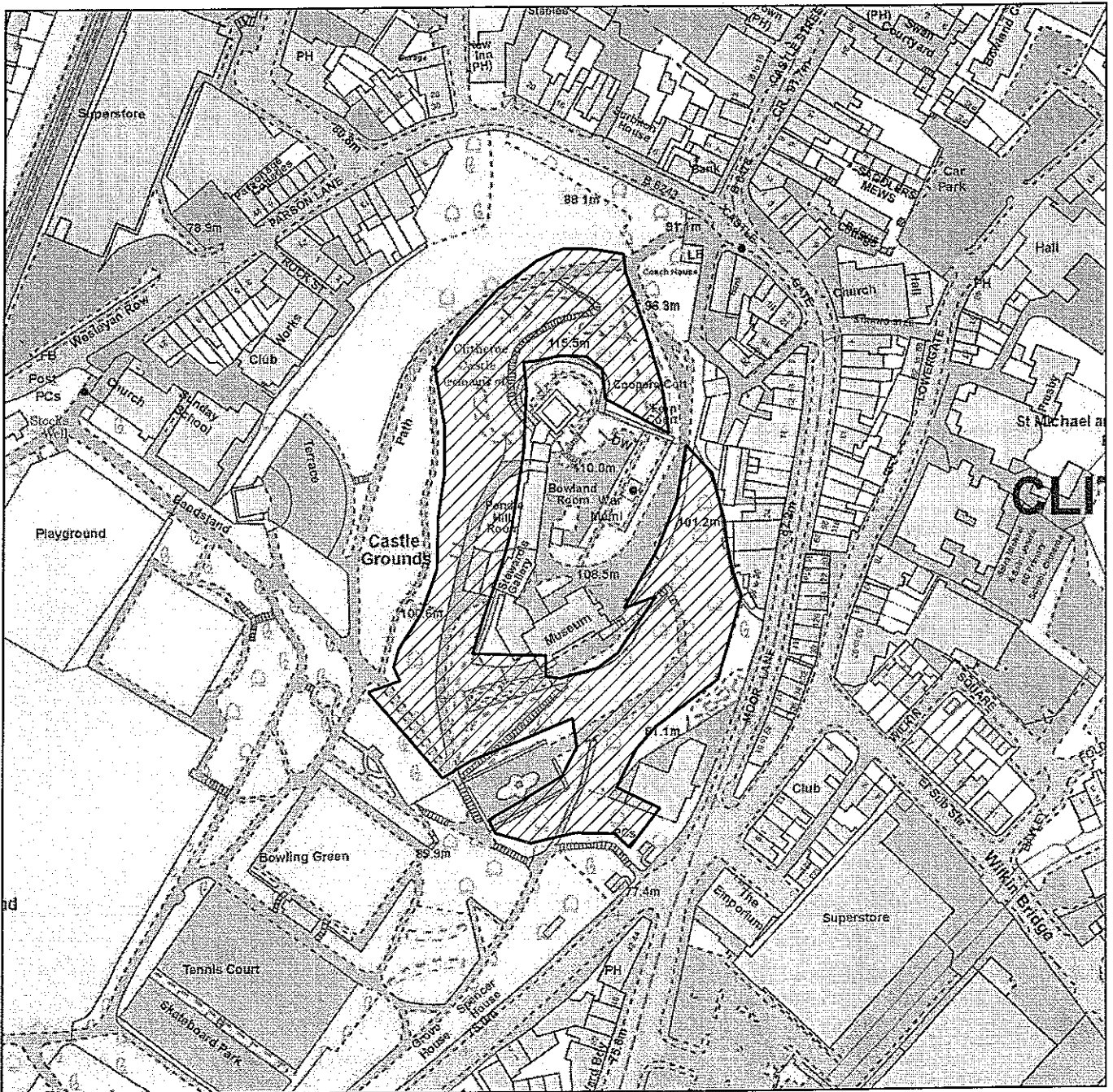
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Ref No. 74SW05

Biological Heritage Sites Partnership

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Natural England



Grid ref. SD742417

Scale 1:2,000

Site approved 08/09/1993

Map 1 of 1

Boundary revised 08/09/1993

Date of Map 15/06/12



Lancashire

County Council





Lancashire County Heritage Sites

Biological Heritage Site

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Site Name: Clitheroe Castle Knoll

Site Ref: 74SW05

Approved: 08 September 1993

Area (ha): 1.04

Date written/last updated:

Grid Ref: SD742417

Owner/Occupier:

Districts:

Ribble Valley

Parishes:

Clitheroe

Description:

To be completed.

Guideline(s) for Site Selection:

Rock

(Ro2)

Other Information/Comments:

Lancashire County Heritage Sites

Biological Heritage Site

Primrose Lodge

320120565P

 Site Boundary

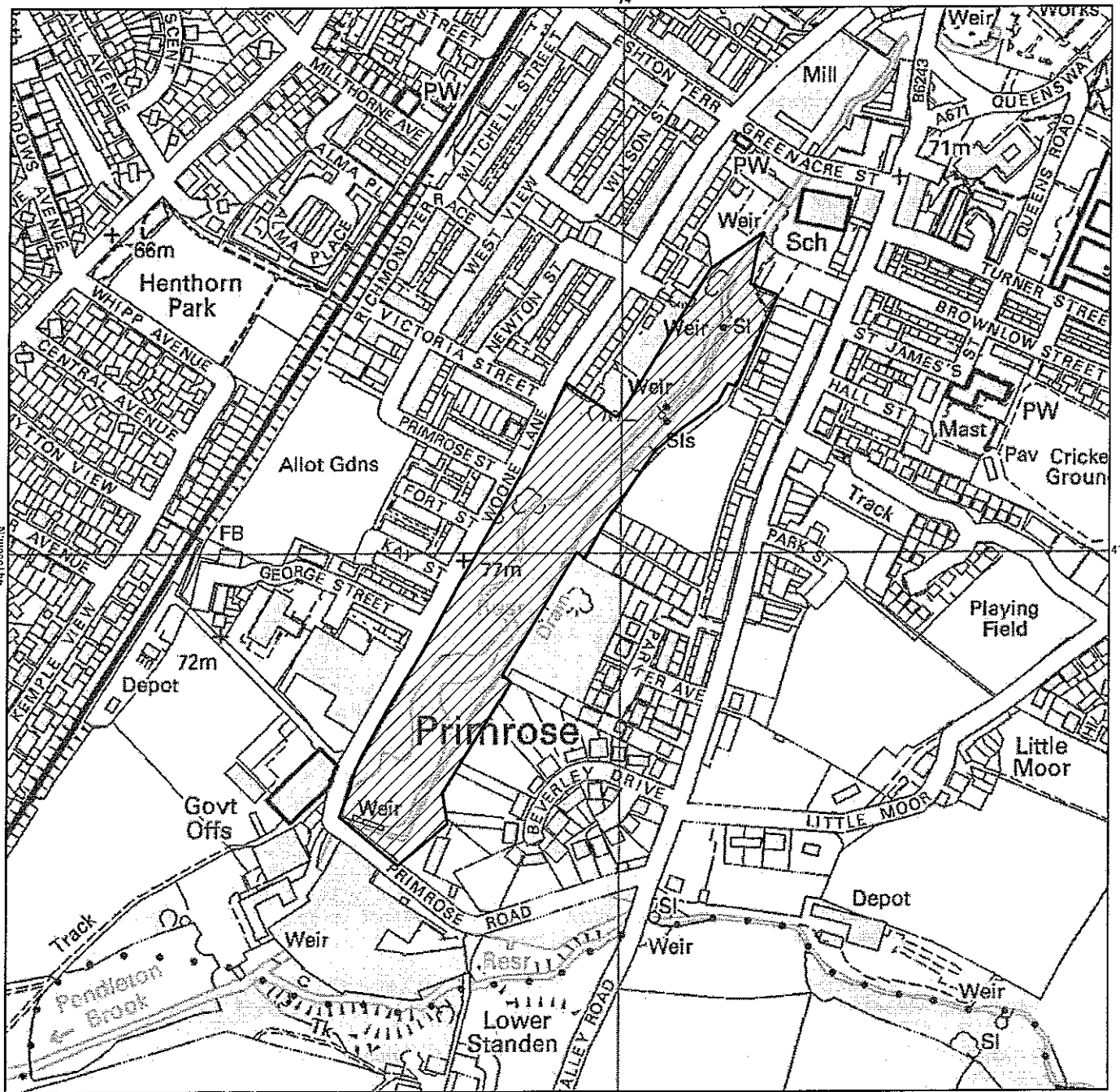
Ref No. 74SW03

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Grid ref. SD739410

Scale 1:5,000

Site approved 08/09/1993

Map 1 of 1

Boundary revised 08/09/1993

Date of Map 15/06/12



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Lancashire County Heritage Sites

Biological Heritage Site

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Site Name: Primrose Lodge

Site Ref: 74SW03

Approved: 08 September 1993

Area (ha): 4.27

Date written/last updated:

Grid Ref: SD739410

Owner/Occupier:

Districts: Ribble Valley
Parishes: Clitheroe

Description:

The site comprises the lodge for the former Primrose Print Works, created by the damming of Mearley Brook, and adjacent semi-natural broadleaved woodland. The site supports the largest known colony of Green Figwort, a nationally scarce species in the Ribble Valley.

The northern section of the site comprises of Mearley Brook and a sluice system lined by a strip of Alder trees with a ground flora that includes Opposite-leaved Golden-saxifrage, Remote Sedge, Lords-and Ladies, Ramsons, Herb Robert, Lesser Celandine, Wood Avens, Wood Speedwell, Marsh Marigold, Enchanter's Nightshade, Tufted Hair-grass, Common Male-fern, False Brome, Hairy Brome, Wood Dock, Bearded Couch, Harts-tongue, Creeping Jenny, Bistort, Germander Speedwell and Primrose with Pendulous Sedge, Large Bitter-cress Water Forget-me-not, Brooklime and Branched Bur-reed along the watercourses. A small population of Green Figwort is present. Adjoining damp tall herb communities include Butterbur, Meadowsweet, Hogweed, Great Willowherb, Reed Canary-grass, Cow Parsley, Rosebay Willowherb, Cleavers, Broad-leaved Dock, Hard Rush, Creeping Buttercup, Common Ragwort and Bramble. Bryophytes along the sluice include *Conocephalum conicum* and *Thamnobryum alopecurum*.

The sloping valley sides above the lodge are relatively dry and support semi-mature broadleaved woodland dominated by Ash and Sycamore with occasional Wych Elm, Wild Cherry, Rowan, Beech, Norway Maple, Horse Chestnut, Lime and Hornbeam with an understorey of Ash, Hawthorn, Elder, Hazel, Holly and Wych Elm. The ground flora is variable with locally dominant Ivy, Bramble and Cow Parsley and Bluebell. The steeper banks above the lodge are more diversity with Guelder Rose, Field Rose, Hazel, Black Bryony, Hart's-tongue, Lords-and-Ladies, Bluebell, Enchanter's-nightshade, Herb Bennet, Woodruff, Tutsan, Dog's Mercury, Lesser Celandine, False Brome, Wood Sedge, Bluebell, Bugle, Scaly Male-fern and bryophytes. Established non-native invasive species include locally abundant Bramble (Himalayan Giant) and Japanese Knotweed.

An extensive area of wet woodland, a UK Priority Habitat, dominated by Alder and Willow has developed on the silted-up section of the lodge. The understorey includes Elder, Red Currant and Black Currant. The ground flora includes Large Bitter-Cress, Lesser Celandine, Marsh Marigold, Common Nettle, Water Forget-Me-Not, Meadowsweet, Ramsons, Reed Canary-Grass, Pendulous Sedge, Remote Sedge, Opposite-Leaved Golden-Saxifrage, Ground-Elder, Bog Stitchwort, Wavy Bitter-Cress, Water-Plantain, Water Mint, Wood Speedwell, Yellow Iris, Garlic Mustard, Bittersweet, Butterbur, Brooklime, Creeping Buttercup and an abundance of Indian Balsam. Of particular note is Green Figwort which is locally abundant at the western side of the lodge. The wet woodland micro-climate provides suitable conditions for epiphytic Polypody and bryophytes the latter growing profusely on tree trunks and branches.

During summer months when the water levels are low the bare mud is colonised by Reed Canary-grass, Water Forget-me-not, Water Mint, Purple Loosetrife and saplings of Osier, Grey Willow and Crack Willow.

Birds recorded on the lodge include Kingfisher, Grey Heron, Pochard, Wigeon, Black-headed Gull and Grey Wagtail with up to 31 Teal recorded in November 2010. Woodland birds include Blackcap, Chiffchaff, Dunnock, Whitethroat and Wren. Signs of Water Vole activity have been recorded on site.

Guideline(s) for Site Selection:

Artificial Habitats (Ar1)

Flowering Plants and Ferns (Ff4)

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Other Information/Comments:

Mearley Brook is known to support two species of fish on the Lancashire BAP: Bullhead and Brown Trout the latter being listed under S.41 of the NERC Act.

Lancashire County Heritage Sites

Biological Heritage Site

Barrow Clough Wood

 Site Boundary

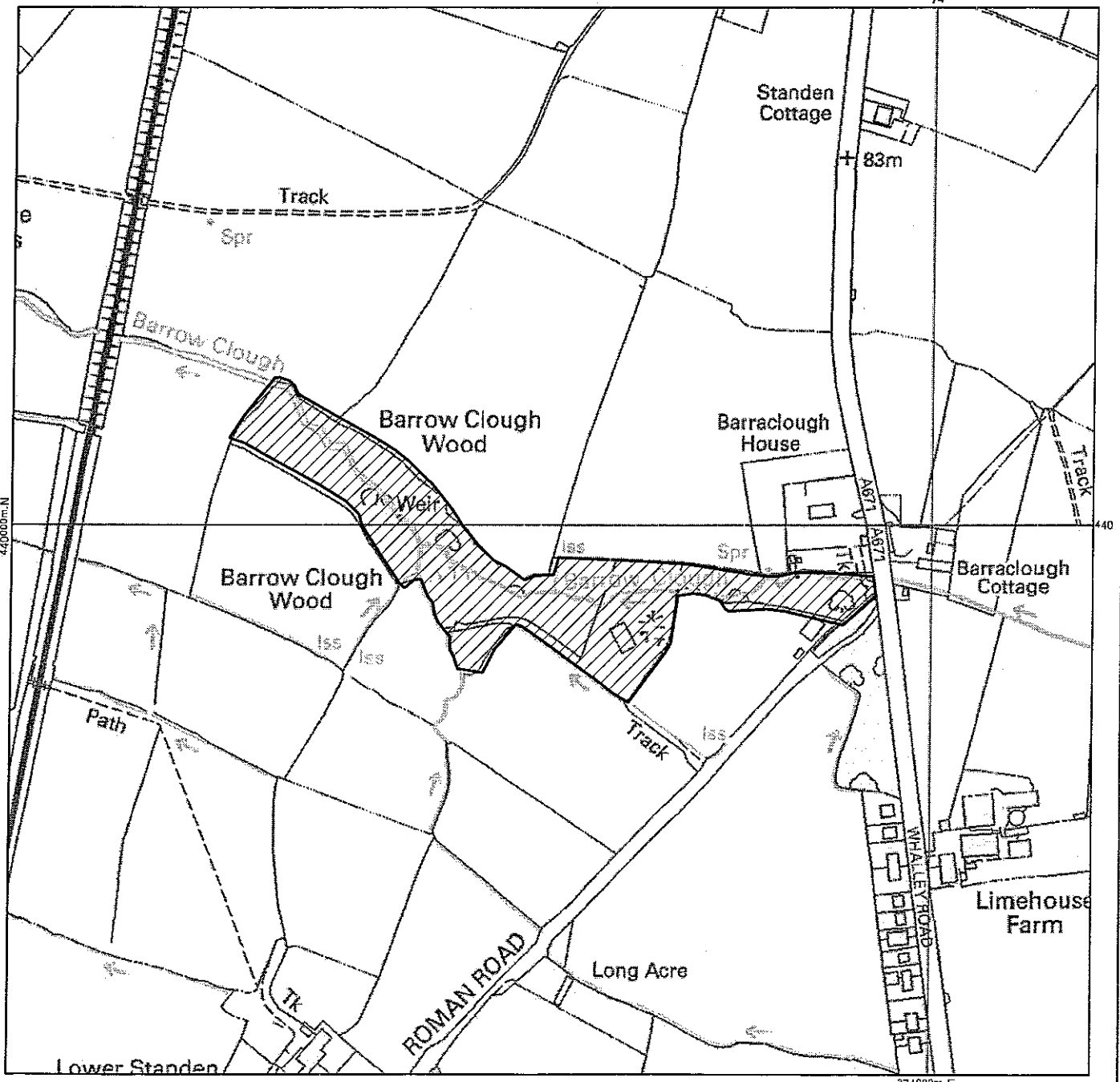
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Ref No. 73NW11

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Grid ref. SD736399

Scale 1:5,000

Site approved 08/09/1993

Map 1 of 1

Boundary revised 08/09/1993

Date of Map 15/06/12



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Lancashire County Heritage Sites

Biological Heritage Site

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Site Name: Barrow Clough Wood

Site Ref: 73NW11

Approved: 08 September 1993

Area (ha): 3.68

Date written/last updated:

Grid Ref: SD736399

Owner/Occupier:

Districts:

Ribble Valley

Parishes:

Pendleton

Description:

To be completed.

320120565P

Guideline(s) for Site Selection:

Woodland and Scrub (Wd1)

Other Information/Comments:



Lancashire County Heritage Sites

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Site Name: River Ribble from London Road Bridge Preston, in West, to County Boundary, in East

Site Ref: LSRR1

Approved: 01 September 1993

Area (ha): 297.97

Date written/last updated: 05 September 2011

Grid Ref: SD553287 to SD856836

Owner/Occupier: Private

Districts:

Preston
Ribble Valley

Parishes:

Grimsargh, Preston
Aighton, Bailey and Chaigley, Balderstone, Billington and Langho, Bolton-by-Bowland
Chatburn, Clayton-le-Dale, Clitheroe, Dinckley, Dutton, Gisburn, Great Mitton
Grindleton, Horton, Hothersall, Little Mitton, Longridge, Newsholme, Osbaldeston
Paythorne, Ribchester, Salesbury, Sawley, Waddington, West Bradford
Cuerdale, Samlesbury

South Ribble

Description:

The site comprises the River Ribble and associated semi-natural habitats from the county boundary at Paythorne (SD856836) downstream to London Road Bridge, Walton-le-Dale, Preston (SD553287). The Ribble rises high in the Pennines at Newby Head Moss at an altitude of 422m and is one of the largest rivers in North West England. Collectively, the river and its associated habitats support a rich assemblage of plants and animals. Throughout the length of the River Ribble the General Quality Assessment is Very Good and Good (A and B) with a localised section with the Fairy Good (C) classification.

The river is important for salmon, sea trout, otter and water vole.

Along the riverbanks sandy cliffs provide nesting habitat for sand martin and kingfisher, the locations of suitable cliffs being dependant upon localised erosion. Where shingle banks develop, nesting waders include oystercatcher, common sandpiper, little ringed-plover and ringed plover, whilst suitable adjacent fields support breeding waders including lapwing and curlew. Mature trees and woodlands adjacent to the river provide for nesting goosander.

Plant species of interest along the river include the northern spike-rush (a nationally rare species at its southern limit of distribution in the UK), slender tufted-sedge and green figwort. The moss *Cinclidotus mucronatus* (rare in Lancashire) occurs on limestone river boulders in the Clitheroe area. Aquatic species found in the river include stream water-crowfoot and perfoliate pondweed with reed canary-grass, lesser pond-sedge, butterbur and creeping yellow-cress associated with river margins.

Much of the land associated with the river comprises woodland, grassland and, locally, swamp and tall-herb communities. Riverside woodlands are predominantly, lowland mixed deciduous woodland and wet woodland, and comprise ash, oak, wych elm, sycamore and alder, with shrubs including grey and goat willow, hazel and holly. The ground flora is variable but typically species-rich with bluebell, wood anemone, wood stitchwort, primrose, wood avens, sanicle, early and common dog-violets, alternate-leaved golden-saxifrage and great horsetail. Species-rich grassland occurs locally on field banks above the river and includes species such as common bird's-foot-trefoil, knapweed, tormentil, common cat's-ear, meadow crane's-bill, spring-sedge and quaking-grass. Locally, swamps dominated by yellow iris, lesser pond-sedge and rushes occur in springs and flushes in adjacent fields.

Guideline(s) for Site Selection:

Rivers and Streams	(Ri1)
Flowering Plants and Ferns	(Ff1) (Ff4)?
Bryophytes	(Br3)
Mammals	(Ma1a)
Birds	(Bi2)
Molluscs	(Mo1)?
Other Invertebrates	(In1)

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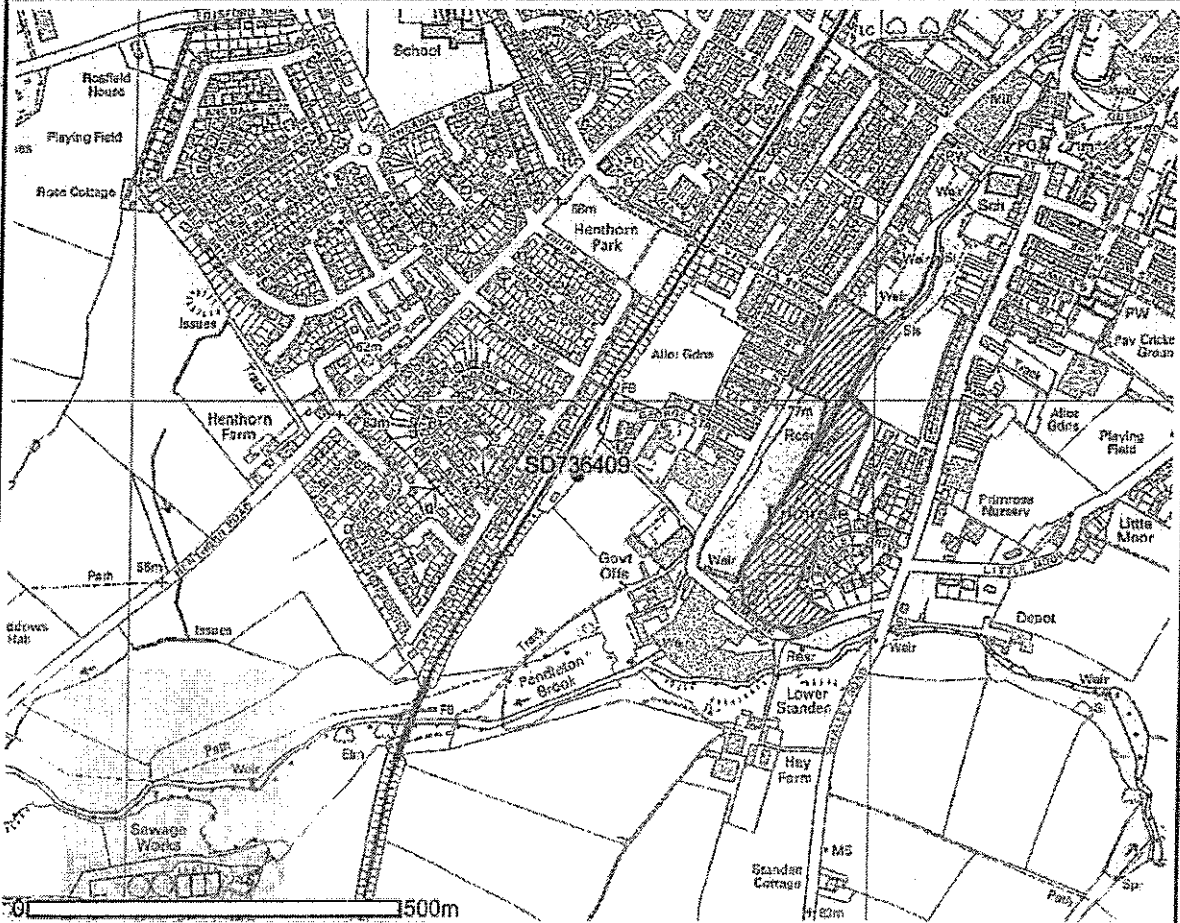
Other Information/Comments:

UK BAP Priority Habitats & Species include Lowland Mixed Woodland, Wet Woodland, Lowland Meadow, Fen, Water Vole, Otter and Reed Bunting. A single record of freshwater pearl-mussel dated 1974 came to light in 2003 for a section of the river upstream of Clitheroe.



Nature on the Map

Biodiversity Action Plan (BAP) Priority Habitats



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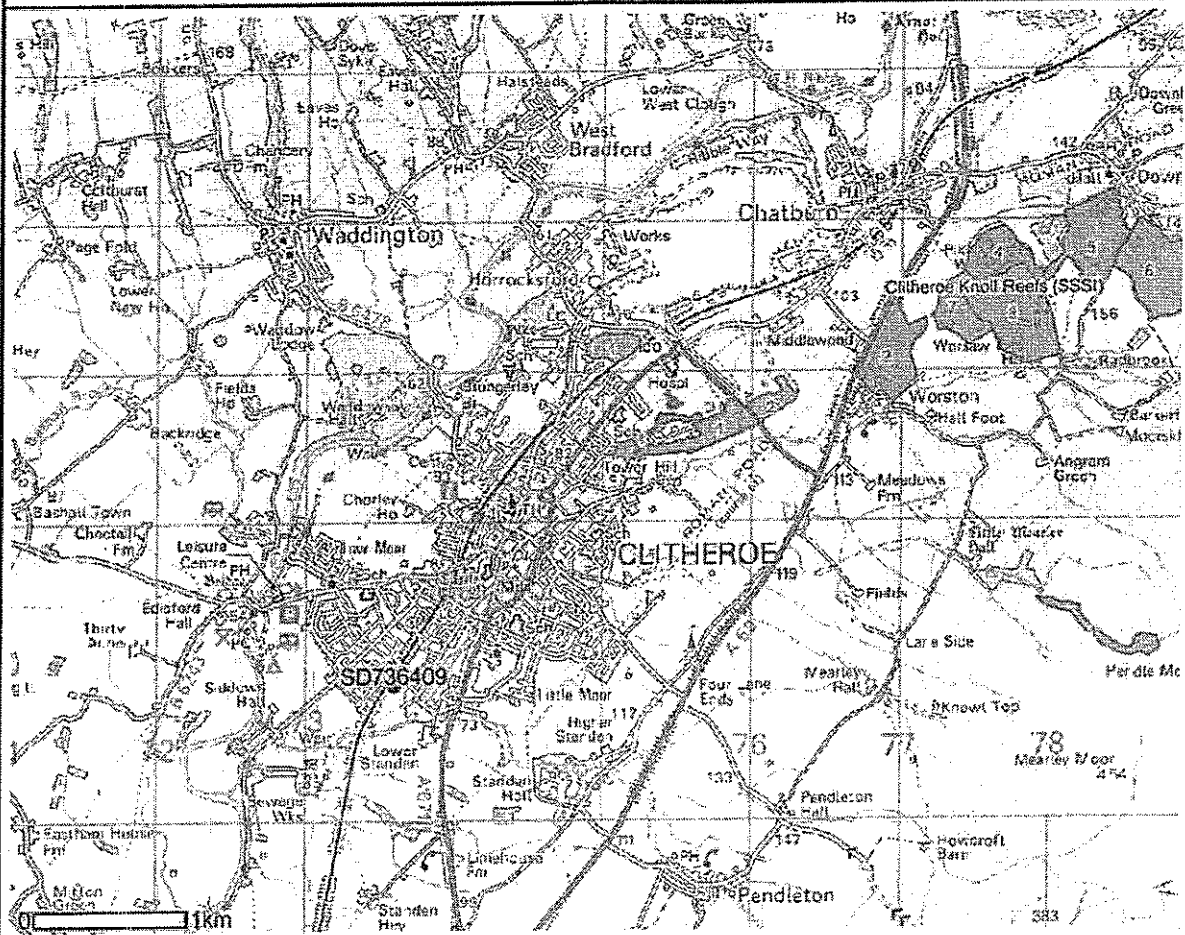
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- | | | |
|--|--|---|
| <ul style="list-style-type: none"> ★ Natural England Offices ■ Mudflat ■ Coastal Vegetated Shingle ■ Coastal, Floodplain Grazing Marsh ■ Maritime Cliffs and Slopes ■ Saline Lagoons ■ Coastal Sand Dunes ■ Purple Moor Grass and Rush Pasture ■ Lowland Meadow ■ Lowland Dry Acid Grassland ■ Lowland Calcareous Grassland ■ Lowland Heathland ■ Fen ■ Reedbeds ■ Lowland Raised Bog | <ul style="list-style-type: none"> ■ Upland Calcareous Grassland ■ Blanket Bog ■ Upland Heathland ■ Upland Hay Meadow ■ Traditional Orchard Inventory for England ■ Undetermined Grassland ■ Ancient Woodland Inventory ■ Ancient & Semi-Natural Woodland ■ Ancient Replanted Woodland ■ Deciduous Woodland v2.0 ■ Limestone Pavements ■ Sites of Special Scientific Interest ■ Natural England Regions | <ul style="list-style-type: none"> ■ Natural Areas ■ Scotland, Wales and Ireland ■ Ordnance Survey background mapping ■ England |
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Nature on the Map

Sites of Special Scientific Interest



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- * Natural England Offices
- SSSI Live Management Agreements
- SSSI Unit condition - last updated 22 May 2012

- Favourable Condition
- Unfavourable Recovering
- Unfavourable no change
- Unfavourable Declining
- Part Destroyed
- Destroyed
- Not Assessed

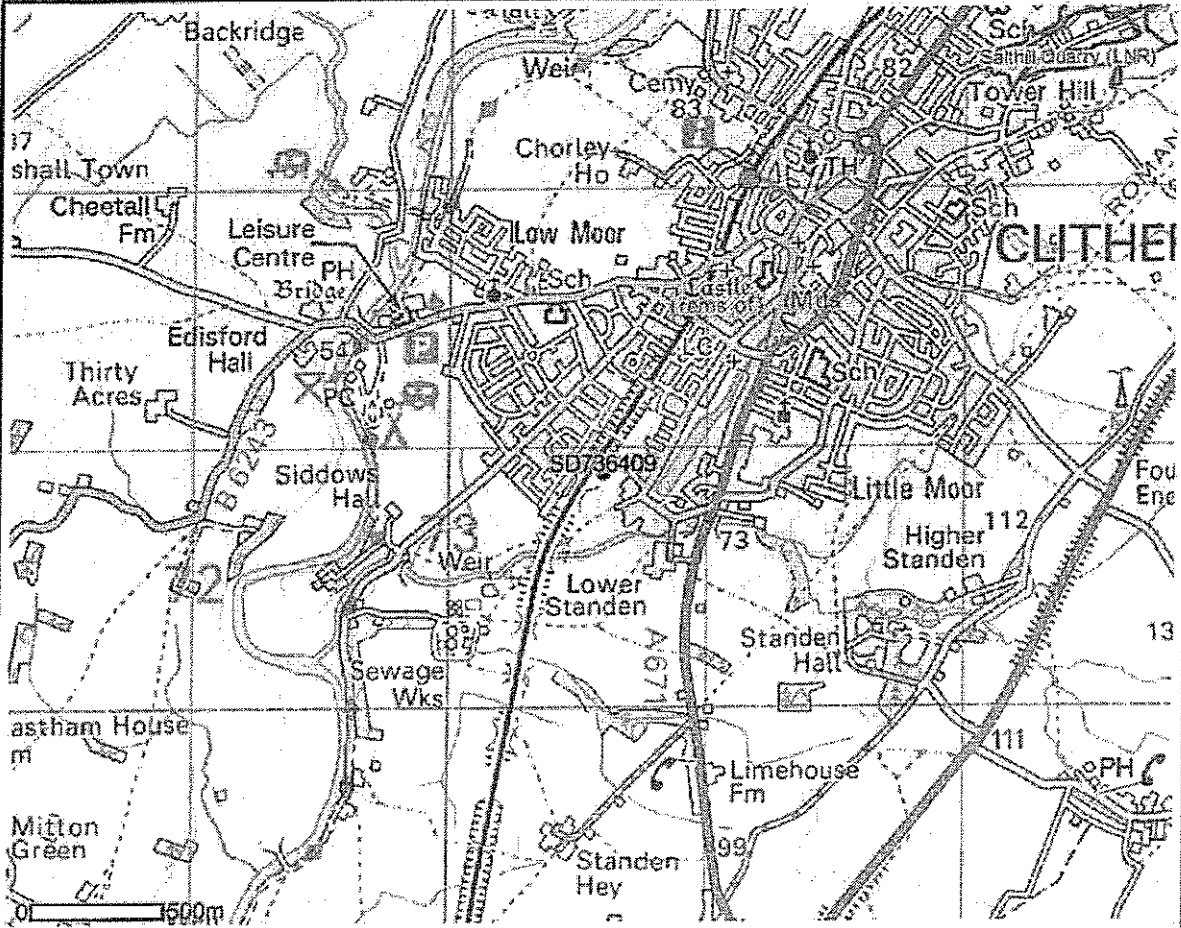
- Sites of Special Scientific Interest
- Natural England Regions
- Natural England Area Teams
- Scotland, Wales and Ireland
- Ordnance Survey background mapping
- England

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Nature on the Map

Designated Sites



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- * Natural England Offices
- National Nature Reserves
- Local Nature Reserves
- Country Parks
- Green Flag Country Park
- Non Green Flag Country Park
- Millennium Greens
- Doorstep Greens
- Sites of Special Scientific Interest
- Natural England Regions
- Natural England Area Teams
- Scotland, Wales and Ireland
- Ordnance Survey background mapping
- England

**APPENDIX 2:
Desktop Study Information**

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Target Notes Report

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area)

Target Note 1

Area of tall ruderal herbs dominated by cleavers. Japanese knotweed and Himalayan balsam was noted throughout this area.

<i>Galium aparine</i>	Cleavers	D
<i>Urtica dioica</i>	Nettle	A
<i>Epilobium hirsutum</i>	Great Willowherb	F
<i>Calystegia sp</i>	Bindweed species	F
<i>Plantago lanceolata</i>	Ribwort Plantain	F
<i>Dactylis glomerata</i>	Cock's-foot	F
<i>Holcus lanatus</i>	Yorkshire-fog	F
<i>Geranium robertianum</i>	Herb-Robert	F
<i>Chamerion angustifolium</i>	Rosebay Willowherb	F
<i>Poa trivialis</i>	Rough Meadow-grass	F
<i>Fallopia japonica</i>	Japanese Knotweed	O
<i>Rumex acetosa</i>	Common Sorrel	O
<i>Ranunculus acris</i>	Meadow Buttercup	O
<i>Rumex crispus</i>	Curled Dock	O
<i>Tragopogon pratensis</i>	Goat's-beard	O
<i>Arrhenatherum elatius</i>	False Oat-grass	O
<i>Ranunculus repens</i>	Creeping Buttercup	O
<i>Vicia sativa</i>	Common Vetch	O
<i>Phalaris arundinacea</i>	Reed Canary-grass	O
<i>Trifolium repens</i>	White Clover	O
<i>Rubus fruticosus agg</i>	Bramble	O
<i>Impatiens glandulifera</i>	Himalayan Balsam	O
<i>Rumex obtusifolius</i>	Broad-leaved Dock	O
<i>Heracleum sphondylium</i>	Hogweed	R
<i>Senecio jacobaea</i>	Ragwort	R
<i>Capsella bursa-pastoris</i>	Shepherd's-purse	R
<i>Geum urbanum</i>	Wood Avens	R
<i>Dryopteris filix-mas</i>	Male-fern	R
<i>Vicia hirsuta</i>	Hairy Tare	R
<i>Scrophularia nodosa</i>	Common Figwort	R
<i>Taraxacum officinale agg</i>	Dandelion	R
<i>Sonchus oleraceus</i>	Smooth Sow-thistle	R

Target Note 2

Small area of generally bare ground found between the hawthorn hedgerow and fence running through the centre of the site.

<i>Calystegia sp</i>	Bindweed species	F
<i>Galium aparine</i>	Cleavers	F
<i>Taraxacum officinale agg</i>	Dandelion	F
<i>Urtica dioica</i>	Nettle	F
<i>Hedera helix</i>	Ivy	O
<i>Rubus fruticosus agg.</i>	Bramble	O
<i>Geranium robertianum</i>	Herb-Robert	O
<i>Alliaria petiolata</i>	Garlic Mustard	O
<i>Malva sylvestris</i>	Common Mallow	R
<i>Senecio jacobaea</i>	Ragwort	R
<i>Ranunculus repens</i>	Creeping Buttercup	R
<i>Geum urbanum</i>	Wood Avens	R
<i>Dryopteris filix-mas</i>	Male-fern	R


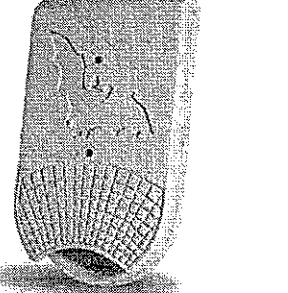

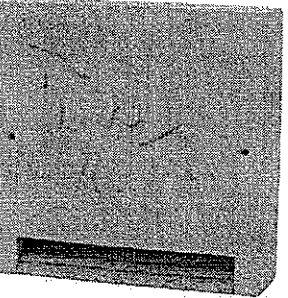
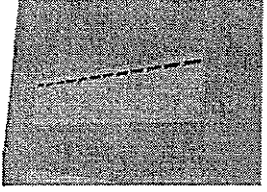
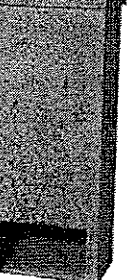
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APPENDIX 3
Examples of Habitat Enhancement Measures for Bats from the Bat Conservation Trust

Bat Conservation Trust



Below is a list of bat related products that may be used for bat enhancement. However, please be aware that BCT does not endorse any particular product or brand as very little evidence is available to demonstrate that they are successful.

Bat Boxes	In situ	Description	Company	Estimated price
For external surfaces of buildings:				
		Schwegler 1 WQ Summer & Winter Roost Dimensions: 580 H x 380 W x 120 D Weight: 22Kgs	Alana Ecology Jacobi Jayne The Code Store	£90 to £139
		Schwegler 1 FQ Bat Roost Dimensions: 600H x 350W x 90D mm Weight: 15.8 Kgs	Alana Ecology Jacobi Jayne NHBS The Code Store	£70 to £90
	Internal or external 	1 Schwegler FE Bat Access Panel with optional back plate External Dimensions: H 30 x W 30 x D 8 cm Weight: 7.8 kg	Alana Ecology Jacobi Jayne NHBS The Code Store	£38 to £49
To integrate into walls:				
		Schwegler 1FR Bat Tube Dimensions: H 475 x W 200 x D 125 mm Entrance W 150 x D 20mm Weight: 9.5kg	Alana Ecology Jacobi Jayne NHBS	£72 to £75


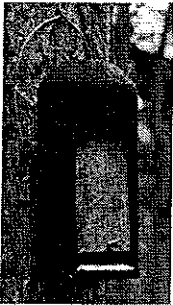
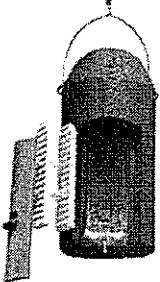
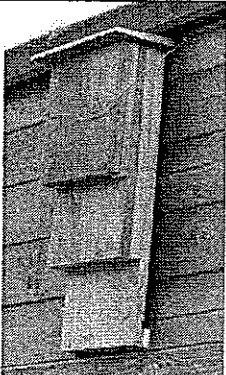
Bat Conservation Trust



		<p>2 Schwegler FR Bat Tube</p> <p>The 2FR bat box is based on the same design as the 1FR, but with the addition of holes in the sides. This allows multiple tubes to be placed next to each other to form a much larger bat roost.</p>	<p><u>Alana Ecology</u> <u>Jacobi Jayne</u> <u>NHBS</u></p>	<p>£72 to £76</p>
		<p>Ibstock enclosed bat box</p>	<p><u>Ibstock</u></p>	<p>320120565P</p>
	<p>Can be built with timber, brick or stone facing to match walls.</p> <p>*BCT will be using the Ecosurv bat box as a research tool in the next year.</p>	<p>Eco Surv Bat Box</p> <p>Dimensions: 215 x 215 mm Or 215 x 290 mm</p>	<p><u>Alana ecology</u></p>	<p>£82</p>
For trees:				
	<p>Trees or flat surfaces</p>	<p>Schwegler 1FF Bat Box</p> <p>Dimensions: 430H x 270W x 140D mm. Entrance hole: 120 x 240mm</p>	<p><u>Alana Ecology</u> <u>Jacobi Jayne</u> <u>NHBS</u></p>	<p>£56 to £60</p>




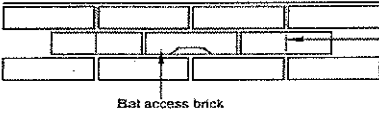

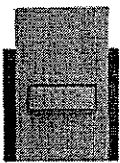
Bat Conservation Trust



	Trees	Schwegler 2F Bat Box (General Purpose) Woodcrete 33cm H x diameter 16cm	<u>Alana Ecology</u> <u>NHBS</u>	£27.95
	Trees	Schwegler 2FN Bat Box The 2FN Bat Box has two entrances - one at the front and one at the rear against the tree. It has a domed roof to form clusters and an increased internal height. 36cm H x diameter 16cm 4.3kg	<u>NHBS</u> <u>Nature</u> <u>Counters</u>	£34.95
	Trees	Schwegler 1FD Bat Box The 1FD is a large general purpose bat box. Effectively it is a larger version of the Schwegler 2F bat box, with the addition of two roughened wood panels inside the box which simulate crevices. This large capacity box is attractive to the smaller British bats.	<u>Alana Ecology</u> <u>NHBS</u>	£49 to £55
Wooden bat boxes				
	Fitted to walls, other flat surfaces or trees	Kent Bat Box Materials to be made from untreated rough-sawn timbers. Timber should be 20mm thick. The box should be rainproof and draught-free. Crevices can be between 15 & 25mm wide	Self constructed. Instructions from BCT.	

Bat Conservation Trust



Access tiles or bricks	In situ	Description	Company	Estimated price
		Tudor Bat access tile set	<u>Tudor Clay Roof Tiles</u>	<p style="text-align: center; font-size: 2em;">320120565 P</p>
		Ventilation tiles that can be adapted for bat access	<u>Aspect Roofing</u>	
 <p style="font-size: 0.8em;">Eaves No cavity insulation in this area Bat access brick</p>		Bat access brick	Tamworth Property Services t) 01827 310475 chris@bat-survey.co.uk	
		Ibstock bat roost entrance arch brick	<u>Ibstock</u>	
		Bat access slate	<u>Owens Slate Service</u>	

Bat Conservation Trust



Positioning considerations:

Aspect

Temperature is known to be the major factor influencing successful uptake of artificial roost by bats. In general, bats seek warm spaces to help them with rearing young. For this reason, bat boxes should be located where they will receive the maximum amount of sunlight. In the northern hemisphere this will be the southerly aspects/orientation (south, south-west and south-east). However, it is helpful to install bat boxes in more than one aspect to allow a choice of roosting conditions. Bat boxes located on a shady side will remain cooler and will be more suitable for use during the hibernation period (winter) or by male bats all year round.

Height

Position the bat boxes a minimum of 2 meters above ground. Avoid placement above windows, doors and wall climbing plants, thereby reducing the likelihood of predation by cats. A position near the eaves or gable apex of the property would be preferable.

Other considerations

To make the bat box a potential roost for a wider range of bat species, it is helpful to consider whether there is nearby linear vegetation features such as hedges. This is because some bat species use these features for navigation between their roosting site and feeding ground and to avoid flying in open and exposed areas.

Resources:

- Williams, C. 2010. *Biodiversity for low and zero carbon buildings: a technical guide for new build*. RIBA Publishing, UK
- Bat Conservation Trust, 2010. *Bats in Buildings*. Bats and the Built Environment Series: Volume 1.
[http://www.bats.org.uk/publications_download.php/247/Bats and Buildings finalDec 2010.pdf](http://www.bats.org.uk/publications_download.php/247/Bats_and_Buildings_finalDec_2010.pdf)
- BCT webpages: [http://www.bats.org.uk/pages/bats and buildings.html](http://www.bats.org.uk/pages/bats_and_buildings.html)

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APPENDIX 4
Examples of Habitat Enhancement Measures for Birds

BIRD BOX SPECIFICATIONS

Suppliers:

Alana Ecology
The Old Primary School
Church Street
Bishop's Castle
Shropshire
SY9 5AE

Tel: +44 (0)1588 630173
Fax: +44 (0)1588 630176
Email: sales@alanaecology.com

Schwegler boxes have the highest occupation rates of all box types. They are carefully designed to mimic natural nest sites and provide a stable environment for chick rearing and winter roosting. They can be expected to last 25 years or more without maintenance

BOXES TO FIT FENCES, WALLS and TREES

Schwegler 1B Bird Box, natural brown

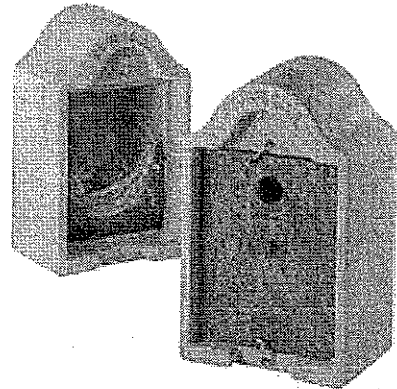
The most popular box for garden birds, the 1B appeals to a wide range of species, and is the official nest box of National Nest Box Week. The box can be nailed to the trunk of a tree, or hung from a branch. Schwegler boxes have the highest occupation rates of all box types. They are carefully designed to mimic natural nest sites and provide a stable environment for chick rearing and winter roosting. They can be expected to last 25 years or more without maintenance. Woodcrete, 23cm high x 16cm diameter. With standard 32mm diameter entrance hole



The Bird House

A decorative yet practical nest box designed for fixing to a tree trunk, wall or fence using the bracket on the back. It will attract similar species to the standard 1B box. Robust and durable Schwegler woodcrete construction

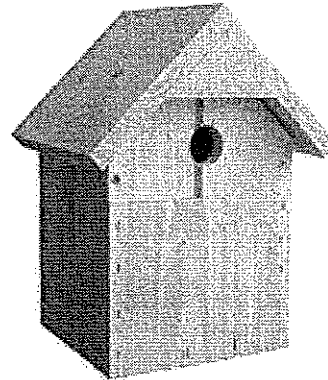
A02084 The Bird House



Gable Nest Box

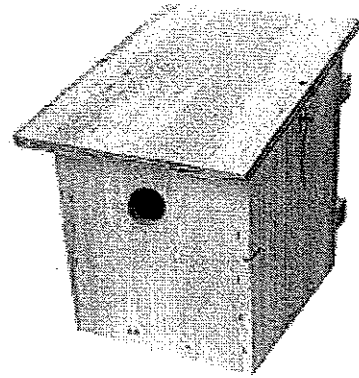
A substantial wooden bird box with a gable roof and 28mm entrance hole. Made of 15mm thick softwood, external dimensions 14.5cm x 14.5cm x 26cm high (to top of gable). Suitable for the smaller garden birds.

A03008 Gable Nest Box



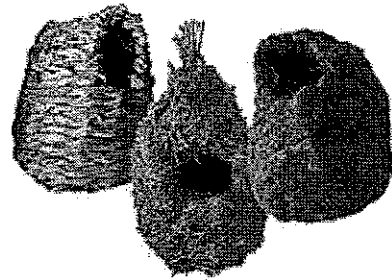
Wooden Bird Box. A simple wooden bird box with sloping roof, suitable for the smaller garden birds. Made from substantial 2cm thick softwood. 14cm w x 18cm d x 26cm h (backplate 33.5cm h). The standard model has a 32mm diameter entrance hole attractive to a wide range of smaller garden birds.

A03004 Wooden Bird Box



Roosting Pockets. These attractive roosting/nest pockets can be used by wild birds in autumn, winter and spring. The birds can save energy during the colder months by roosting in a sheltered place. These pockets also provide a warm nesting place in the spring for smaller birds such as wrens. Made from natural materials. The pockets have a wire at the back to fix onto a branch, or they can be stapled or nailed to a fence or trellis with plant cover. Pack of 3 assorted roost pockets (styles may vary).

A02090 Roosting Pockets



BIRDS DEPENDENT UPON BUILDINGS

BIRD BOX SPECIFICATIONS

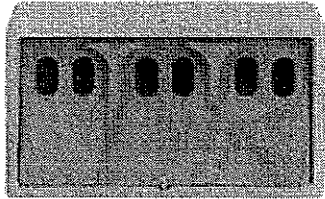

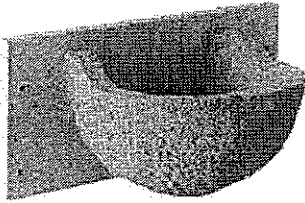
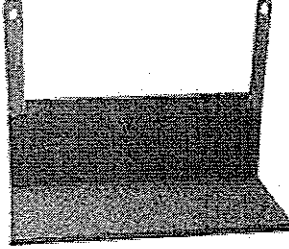
Supplier:




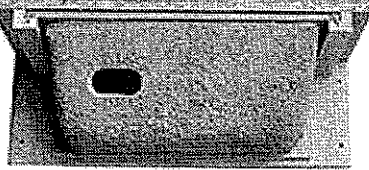
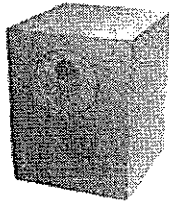
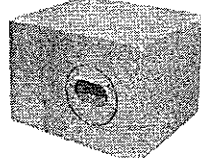
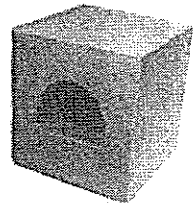
Alana Ecology
The Old Primary School
Church Street
Bishop's Castle
Shropshire
SY9 5AE

Tel: +44 (0)1588 630173
Fax: +44 (0)1588 630176
Email: sales@alanaecology.com

Schwegler boxes have the highest occupation rates of all box types. They are carefully designed to mimic natural nest sites and provide a stable environment for chick rearing and winter roosting. They can be expected to last 25 years or more without maintenance

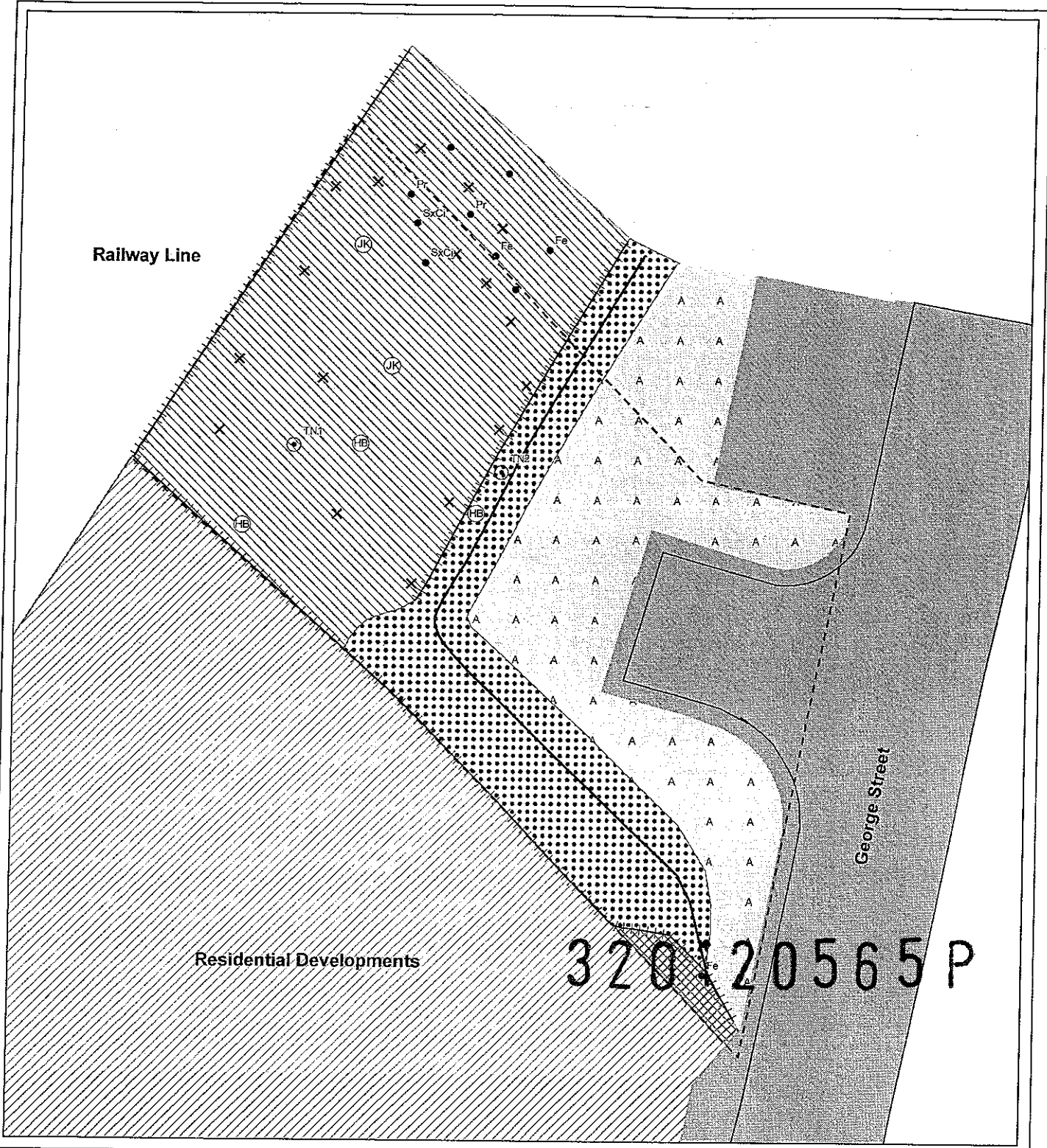
BOXES TO FIT UNDER EAVES

<p>Sparrow Terrace, Stone Colour House sparrows are gregarious and prefer to nest close to each other, so this woodcrete box provides room for three families under one roof. Made from long-lasting, breathable woodcrete. Stone colour No maintenance required. Dimensions 245 x 430 x 200 mm. Weight 13kg. Designed for fixing to walls (not suitable for fences or sheds due to the weight of the box).</p> <p>A02085 Sparrow Terrace. Stone Colour (also available in brown)</p>	
<p>Schwegler 9A House Martin Double Nest These woodcrete nests are durable and ready for immediate use when birds return each summer. Easily fixed under the eaves on the outside walls of buildings, at least 2 metres from the ground. The backing board may be painted to match the building.</p> <p>Model 9A is a double unit with two nests mounted side by side on a backing board as shown. Model 9B is similar to the 9A above but with one single nest.</p> <p>A02018 Schwegler 9A House Martin Double Nest A02019 Schwegler 9B Single House Martin Nest</p>	
<p>Schwegler No 10 Swallow Box This box should be located inside buildings such as barns, stables, sheds or outhouses, ensuring there is always access for the birds through a window or opening.</p> <p>A02020 Schwegler No 10 Swallow Box</p>	
<p>Droppings Board To avoid problems with bird droppings from house martin or swallow nests, this board can be installed where necessary, for example over a window or door.</p> <p>A02021 Droppings Board</p>	

<p>Schwegler No 16 IMF Swift Box, Double Chamber The design of this box mimics bell tower louvres. It has two removable panels for easy inspection of the two nest chambers. Designed for fixing on or within walls (not suitable for fences or sheds). Dimensions 460mm h x 430mm w x 225mm d</p> <p>A02088 Schwegler No 16 IMF Swift Box, Double Chamber</p> <p>Schwegler No 16 Swift Box, Single Chamber Similar to the box above but with a single chamber and single front panel. Dimensions 240mm h x 430mm w x 225mm d.</p> <p>A02087 Schwegler No 16 Swift Box, Single Chamber</p>	
<p>Nest Mould for No 16 Swift Boxes This nest mould fits inside the nest chamber of the No16 or No16 IMF boxes above, to encourage nesting. Research shows that the birds are more likely to nest if a nest mould is used.</p> <p>A02089 Nest Mould for No 16 Swift Boxes</p>	
<p>Schwegler No 17 Swift Box This box is constructed from plant-fibre based material. It should be sited 6-7m above the ground, near the roof of a building or on a steep rock face. Interior dimensions 14 x 14 cm. Outer length 34cm</p> <p>A02041 Schwegler No 17 Swift Box</p>	<p style="text-align: center; font-size: 2em; font-weight: bold;">320120565P</p> 
<p>Schwegler No 18 Swift Box This nest box is suitable for fixing high under the eaves or under the guttering of a building. Woodcrete on board backing Interior dimensions 14 x 34 x 15 cm. Exterior dimensions 19 x 50 x 22 cm</p> <p>A02041A Schwegler No 18 Swift Box</p>	
<p>Schwegler N24 Nest Brick Designed for installation into the fabric of a building, this box is suitable for tits and redstart etc. Woodcrete. Weight 7.3kg Entrance hole 32mm Dimensions 180w x 180d x 240h mm</p> <p>A02043 Schwegler N24 Nest Brick</p>	
<p>Schwegler N25 Nest Brick Designed for installation into the fabric of a building, this box is suitable for swifts. Woodcrete Weight 8.8kg Entrance hole 55x33mm. Dimensions 260w x 220d x 180h mm</p> <p>A02044 Schwegler N25 Nest Brick</p>	
<p>Schwegler N26 Nest Brick Designed for installation into the fabric of a building, this box is suitable for pied wagtail, spotted flycatcher and black redstart etc. Woodcrete. Weight 5.4kg Entrance hole 110mm Dimensions 180w x 180d x 200h mm</p> <p>A02045 Schwegler N26 Nest Brick</p>	

DRAWINGS

G3440.001 Phase 1 Habitat Plan 2012



Key

Survey boundary

Himalayan balsam

Japanese knotweed

Scattered scrub

Scattered broad-leaved trees

Species-poor intact hedge

Fence

Tall ruderal

Amenity grassland

Introduced shrub

Residential developments

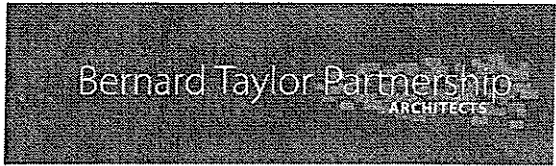
Bare ground

Hardstanding

Fe Ash
Pr Cherry species
Sxci Grey willow

Base provided by client 2012		
Genesis Centre Birchwood Science Park Warrington WA3 7ZH Tel: 01925 846104 Fax: 01925 844002 email: jep@jep.co.uk		
Project: George Street Ecological Assessment		
Title: Phase 1 Habitat Plan		
Map No. G.3440.001		
Scale:	1:150 @ A3	Date: 12/06/2012
Drawn:	KG	Checked: DCS
Approved:	DCS	DCS

3201205650

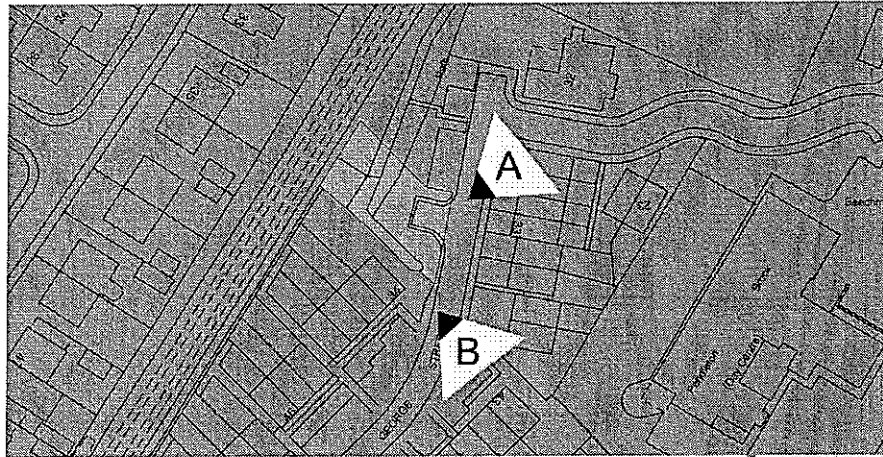


Design and Access Statement

George Street, Clitheroe
For
Symphony Housing

1. Use

The site is located on the outskirts of Clitheroe conveniently located for future residents to benefit from the amenities within the town centre and the beautiful open countryside beyond. The scheme utilises a redundant pocket of land currently occupied by one leg of a former road turning head, grass banking, hawthorn hedging and rough waste land. The two houses proposed will provide further accommodation in this sought after location building upon the success of the neighbouring developments by the Symphony Housing Group.

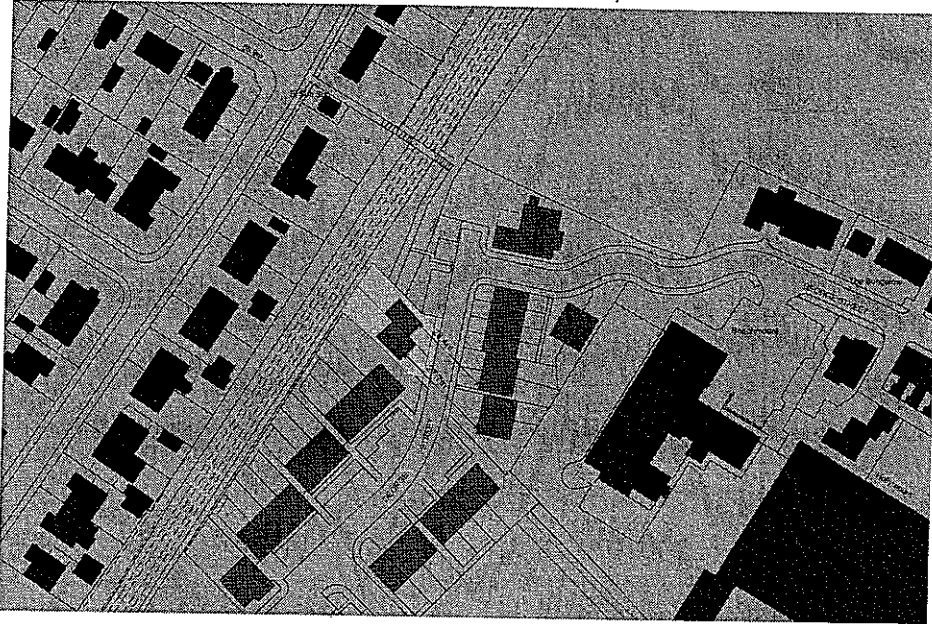


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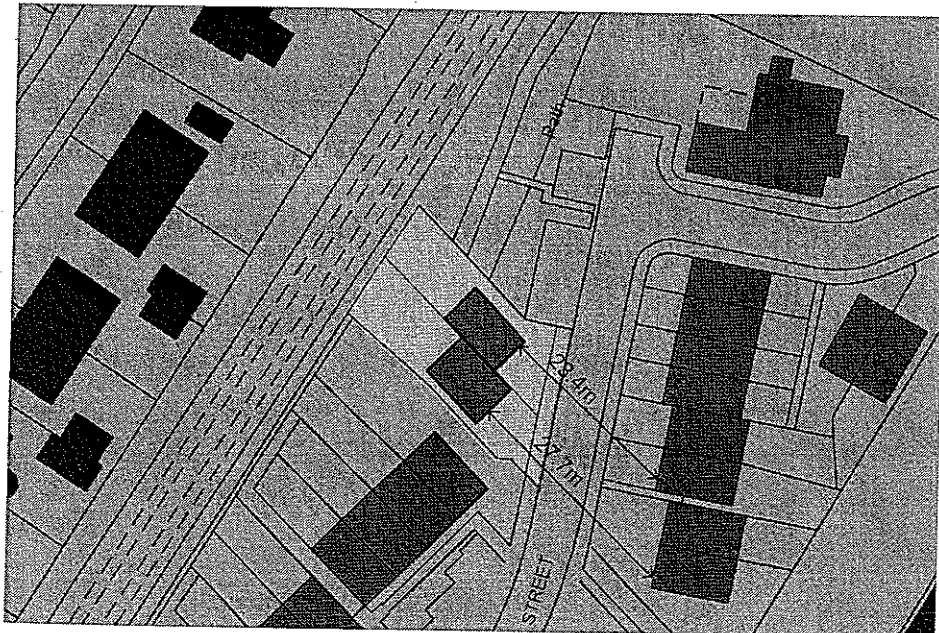
2428, George Street, Clitheroe
Design and Access Statement

2. Amount

Due to its size this small infill development of two houses will have a minimal impact on the surrounding properties. Adequate privacy distances have been obtained and off road parking has been provided. The accommodation comprises of a two bedroom four person 2-storey house and a three bedroom five person 2-storey house. Linked in a pair their size and density creates a natural cohesion with the neighbouring row of new terraced properties. The recent lengthening of the road will provide easy access to the site for both construction and future vehicular access.



Site plan indicating overall site massing and overlooking distances

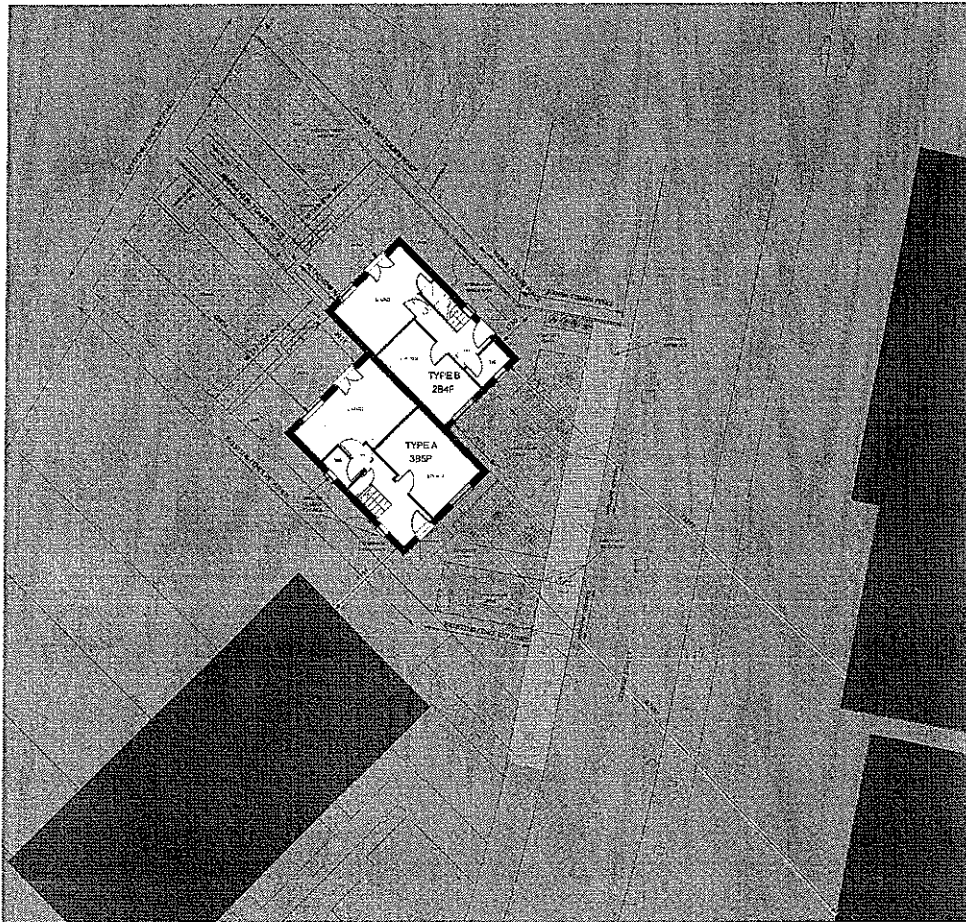


3. Layout

The proposed scheme reflects the existing patterns & massing of neighbouring dwellings with units staggered facing the existing road. The key design issues that have been addressed by the layout are as follows:

- Compliance with overlooking distances
- A footway implemented along the length of the frontage, consistent with that provided for the new development to the South
- The relocation of an existing street lighting column to enable access
- Occupation of an area that presently offers no significant visual contribution to the surrounding neighbourhood.

The scheme is based on 'Secured-by-Design' principles and will seek to obtain accreditation under this scheme with a clear separation of public and private space. The rear gardens are surrounded by secure boundaries and 'Active' windows are located to the front of the properties to aid natural surveillance.



Proposed layout with key design considerations highlighted in pink

4 Scale

The proposed dwellings are very similar to the surrounding two-storey houses. Their scale and footprint has been designed & positioned to be in keeping with the massing and streetscape of the existing development. The design also considers the balance of external features in relation to the neighbouring elevations with heights, positions and sizes of doors, windows, porches and detailing



The above picture shows the size of the planned building frontages superimposed on the existing street to give a sense of their scale.

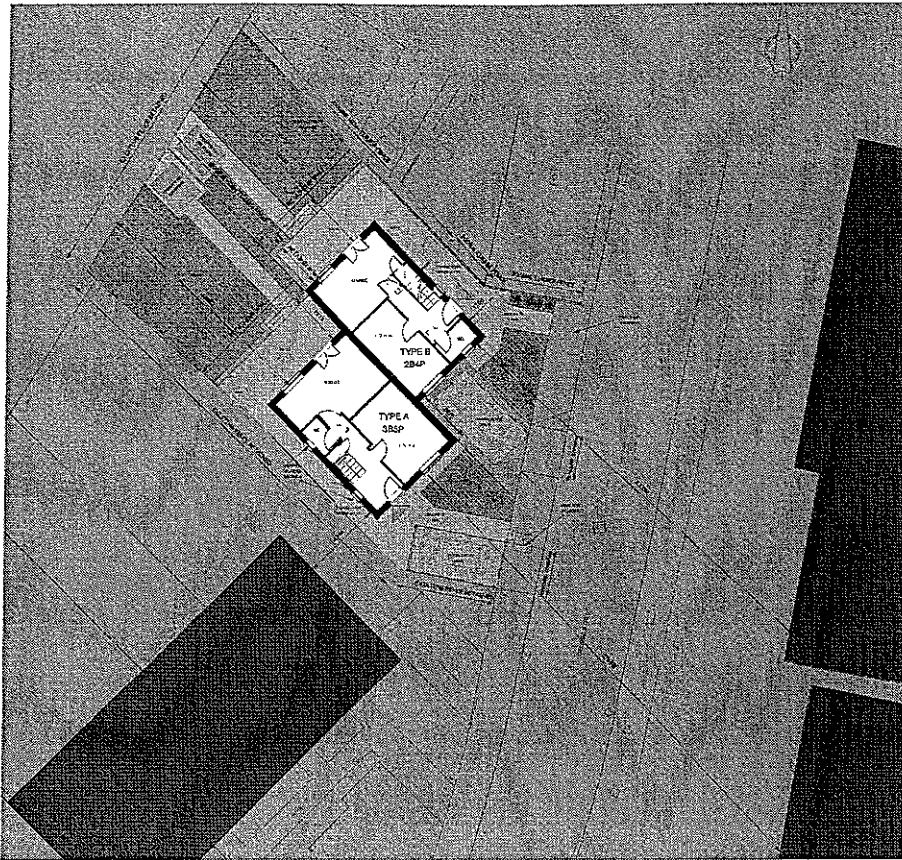
5 Landscaping

The houses are positioned to retain as much of the existing green space as possible. Secure rear gardens have been created with manageable amounts of private outdoor space. To resolve the change in level on the site a retaining wall has been implemented. The upper patio levels wraps around the properties with steps leading down to areas laid to lawn.

The proposed plots have off road parking within the front gardens so as not to interfere or diminish the existing parking provisions in the off street parking bay immediately to the north of the site. The Southern boundary fence to the neighbouring property will be reduced in height to achieve a minimum sightline.

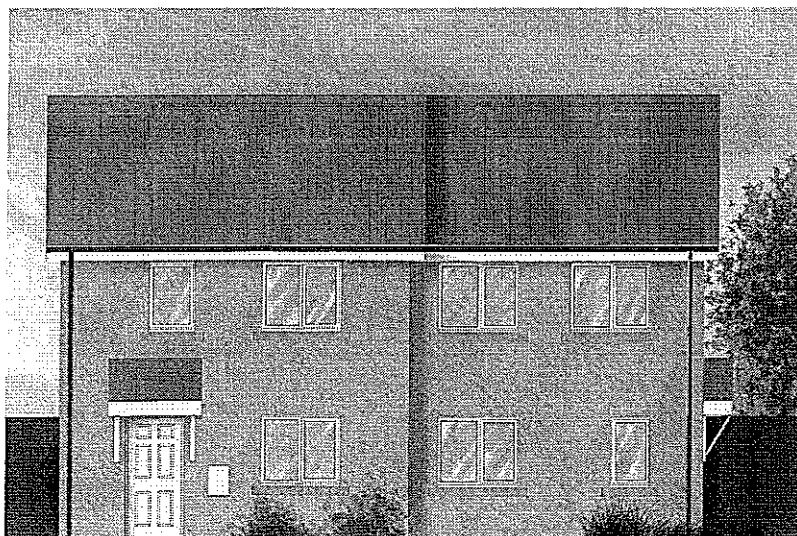
Basic Landscape Layout (P.T.O.)

- Green space to front and rear of proposed houses
- Individual off road parking bays



6. Appearance

The houses reflect the aesthetic qualities of the neighbouring properties built in reconstituted stone giving the appearance of traditional masonry which is common in the area. The use of materials and details create a simple clean style which is in keeping with the existing development.



7. Access

The entrances to both houses are accessed from the road and the extended footpath. The approach will be level and with a width accessible for wheelchair users. The rooms are designed so its residents can comfortably carry out everyday tasks and activities, which include using and moving the furniture, carrying out activities, and moving around and through rooms. The units aim to be accessible for all, eliminating a many physical barriers as possible.

The following features have been incorporated into the scheme:

1. A level approach from public to private realm
2. Low thresholds at entrances.
3. Circulation space designed to accommodate wheelchair users.
4. Adaptable for future modifications such as a platform lift.
5. Parking spaces that could be widened to 3.6m for full wheelchair access

The design of the scheme complies with Lifetime Homes Standards, Standards and Quality in Development and Building Regulations Approved Document part M and other relevant sections.



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Gareth Fort
direct line: 01200 425111
email: gareth.fort@ribblevalley.gov.uk
my ref: RV/2012/ENQ/00024
your ref:
date: February 24, 2012

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29 FEB 2012

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320120565 P

Dear Colin,

PRE- APPLICATION ADVICE LAND AT GEORGE STREET, CLITHEROE

I am writing with pre- application advice in respect of the above- named site.

Your proposal is for the development of two affordable dwellings on land at George Street, on the site of a turning head, which is now not needed because of further development to the west of the site, with an attendant lengthening of the road, ultimately forming a link through to Woone Lane.

In principle, the development proposed would be acceptable at this site. It is in accordance with Local Plan policies, namely G1 and G2. It will be important in the final design, however, to maintain adequate privacy distances between the new and existing houses on what is quite a tight infill site, particularly in terms of the orientation of the eastern dwelling. My measurements indicate that its current proposed location is just within the 21m privacy distance, which the Council normally applies to residential development (as per SPG: Extensions and Alterations to Dwellings).

As we discussed onsite, the 1996 application for the surrounding residential development was subject to a pre- commencement condition in relation to landfill gas investigation for any sites within 250 metres of the consultation zone centred on NGR SD7379 4060. However, it appears that this proposed site is outside of the consultation zone.

I have asked Lancashire County Council as Highways Authority for its comments on your proposal. The County confirmed that it has no objections in principle to the proposed scheme, but raises the following points:

"The applicant will have to detail how access will be achieved to this plot as there is an existing street-lighting column in the centre of the George Street frontage. It is likely that this column will have to be relocated at the applicant's expense.

A footway should be provided along the length of frontage, consistent with that provided for the new development to the south. The boundary fence to the south will also have to be reduced in height to achieve a minimum sightline. Once again, these changes would be at the applicant's expense.

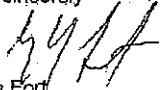
Chief Executive: Marshal Scott CPFA
Directors: John Heap BEng, CEng, MICE, Jane Pearson CPFA

Finally, the proposed plot must not interfere or diminish the existing parking provisions in the off street parking bay immediately to the north of this plot "

We discussed the tenure mix of the proposed dwellings. As they are both going to be affordable units, I suggest that the developer discuss the mix in more detail with the Council's Affordable Housing Officer, Rachael Stott

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of the application submitted

Yours sincerely



Gareth Fort
Pre-planning Advice Officer

Mr Colin Savage
Bernard Taylor Partnership
Elizabeth House
486 Didsbury Road
Heaton Mersey
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Cheshire
SK4 3BS