

Graeme Thorpe

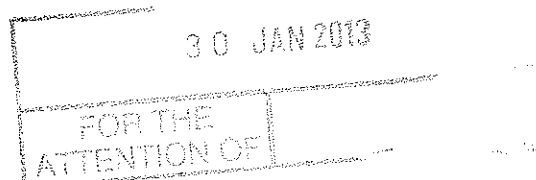
From: Gorman, Sarah [Sarah.Gorman@lancashire.gov.uk]

Sent: 30 January 2013 13:48

To: Graeme Thorpe

Subject: RE: 3/2012/1044 - Land adj to The Spinney

Dear Graeme



Planning Application No: 3/2012/1044

Proposals: Proposed construction of a new two-storey office development on redundant land adjacent to The Spinney, car park with hard and soft landscaping areas and service installations to suit

Location: Land adjacent to The Spinney, Grindleton, BB7 4QE

District: Ribble Valley

It appears that we were not consulted on the previous application and I was unaware that it was a minor amendment to an extant permission. In light of this, recent correspondence with the agent and provided that ecological impacts had been dealt with at the previous planning stage, it is my opinion, that it would seem reasonably unlikely that the minor amendment to the planning consent would significantly increase the likely ecological impacts.

In addition, I understand from correspondence with the agent that the plan has been revised to include at least a 4m buffer from the river which has been agreed by the Environment Agency. As noted in the Natural England Standing Advice, the Environment Agency is the lead partner for otter and water vole conservation in England and it appears that the Environment Agency have indicated that this would be appropriated. Provided that this is the case, I have no further comments to make.

However the applicant should be made aware that species legislation (e.g. The Conservation of Habitats and Species Regulations 2010 and/or the Wildlife and Countryside Act 1981 (as amended)) applies even when planning permission is granted and the applicant should therefore be aware of the legislation afforded to bats/bat roosts, otters, water voles and nesting birds and that if bats/otters were to be affected by the proposal then a Natural England licence may be required.

Adequate replacement planting should be incorporated into the plan to compensate for any loss of trees/shrubs. Appropriate guidance is given in Lancashire County Council's Supplementary Planning Guidance on Landscape and Heritage
<http://www.lancashire.gov.uk/corporate/web/view.asp?siteid=3654&pageid=11650&e=e>

I hope these comments are helpful.

Kind regards

Sarah

Sarah Gorman
Ecologist

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30/01/2013