



**envirotech**

**Ecological Consultants  
Environmental and Rural Chartered Surveyors**

Your Ref:  
Our Ref: 3154

Gary Hoerty Associates  
Suite 9  
Grindleton Business Centre  
The Spinney  
Grindleton  
Clitheroe  
BB7 4DH

Wednesday, 09 March 2016

Dear Sirs,

**RE: DEVELOPMENT LAND OFF CHATBURN OLD ROAD, CHATBUM**

With regard to the planning application Ref 3/2014/0618, pertaining to the erection of dwellings on land off Chatburn Road, Chatburn, we would submit the following information in order to discharge condition 4 of the planning consent;

*“No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.*

*REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies DMG 1 and EN4 of the Ribble Valley Core Strategy (Adoption Version).*

We would suggest the use of 3 x No. 17a Schwegler Swift Nest Boxes, 3 x 1SP Schwegler Sparrow Terraces and 3 x 1FR Schwegler Bat Tube to be located on the walls away from windows.



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Tel: 015395 61894

Mobile: 07812 081320

Email: [info@envtech.co.uk](mailto:info@envtech.co.uk)

Web: [www.envtech.co.uk](http://www.envtech.co.uk)

Envirotech NW Ltd

The Stables, Back Lane, Hale, Milnthorpe, Cumbria. LA7 7BL

Directors: A. Gardner BSc (Hons), MSc, CEnv, MCIEEM, MRICS, Dip NDEA  
H. Gardner BSc (Hons), MSc, CEnv, MRICS

Registered in England and Wales. Company Registration Number 5028111

These products have been selected due to the longevity afforded to them by the material used, and the low annual maintenance that will be required post-installation.

The boxes should all be erected at a height of at least 2.5m around the eaves of the buildings. Boxes are to be located away from structures that would allow predators, such as domestic cats, access to them.

A plan is attached for the suggested positions of the bird and bat boxes within the site.

The bird boxes would be suitable for BoCC amber listed species including Swift (*Apus apus*) and red listed species such as House Sparrow (*Passer domesticus*).

All common bat species are protected under European Legislation due to their high conservation significance.

FIGURE 1A, 1B AND 1C- SHOWS THE LOCATION OF ROOST/ NEST BOXES ON EACH HOUSE TYPE

FIGURE 2 SHOWS THE LOCATION OF ROOST/ NEST BOXES ON EACH HOUSE TYPE ON THE SITE AS A WHOLE.

ROOST/ NEST BOXES ARE COLOUR CODED CONSISTENTLY ACROSS ALL FIGURES

ALL ROOST/ NEST BOXES ARE FLUSH FITTED AND INTEGRAL WITH THE WALL RATHER THAN EXTERNALLY MOUNTED, THEY CAN NOT BE REMOVED.

Yours Sincerely



Andrew Gardner BSc (Hons), MSc, MCIEEM, MRICS, CEnv  
Director Envirotech NW Ltd

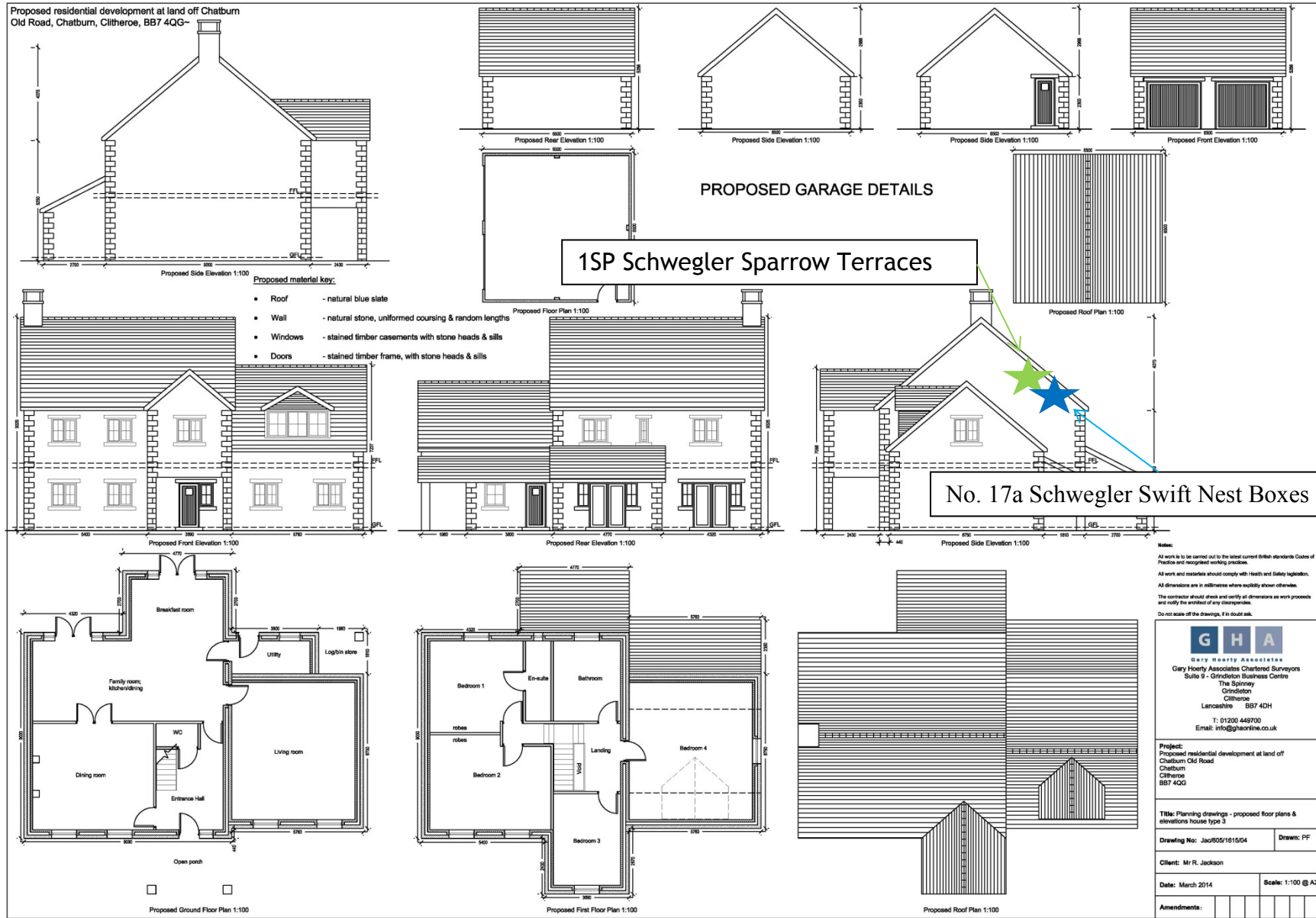


Figure 1a- Location of each nest/ roost box per house type

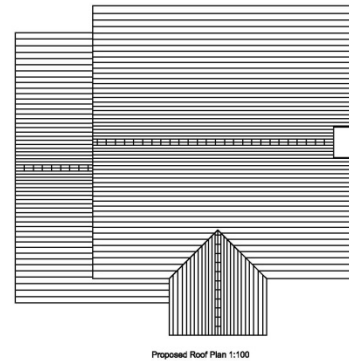
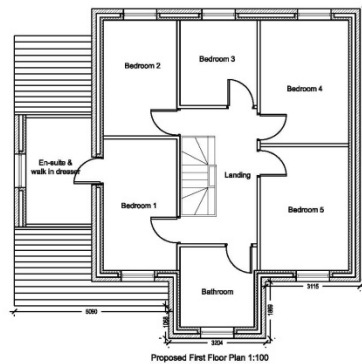
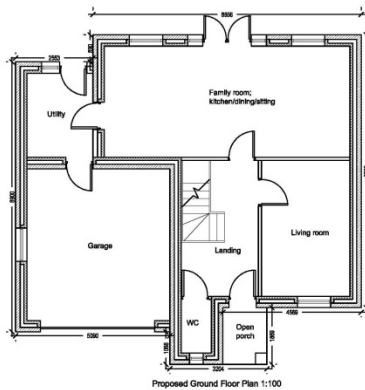
Proposed residential development at land off Chatburn  
Old Road, Chatburn, Clitheroe, BB7 4QG--



Proposed material key:

- Roof - natural blue slate
- Wall - natural stone, uniformed coursing & random lengths
- Windows - stained timber casements with stone heads & sills
- Doors - stained timber frame, with stone heads & sills

No. 17a Schwegler Swift Nest Boxes



**Notes:**  
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.  
All work and materials should comply with Health and Safety legislation.  
All dimensions are in millimetres unless explicitly shown otherwise.  
The contractor should check and verify all dimensions as work proceeds and notify the architect of any discrepancies.  
Do not scale off the drawings, if in doubt ask.

**G H A**  
Gary Hoarty Associates  
Gary Hoarty Associates Chartered Surveyors  
Suite 9 - Christleton Business Centre  
The Spinney  
Grindleton  
Clitheroe  
Lancashire BB7 4DH  
T: 01200 449700  
Email: info@ghaonline.co.uk

**Project:**  
Proposed residential development at land off  
Chatburn Old Road  
Chatburn  
Clitheroe  
BB7 4QG

**Title:** Planning drawings - proposed floor plans & elevations house type 2

**Drawing No:** Jsa/005/1815/03

**Drawn:** PF

**Client:** Mr R. Jackson

**Date:** March 2014

**Scale:** 1:100 @ A2

**Amendments:**

Figure 1b- Location of each nest/ roost box per house type

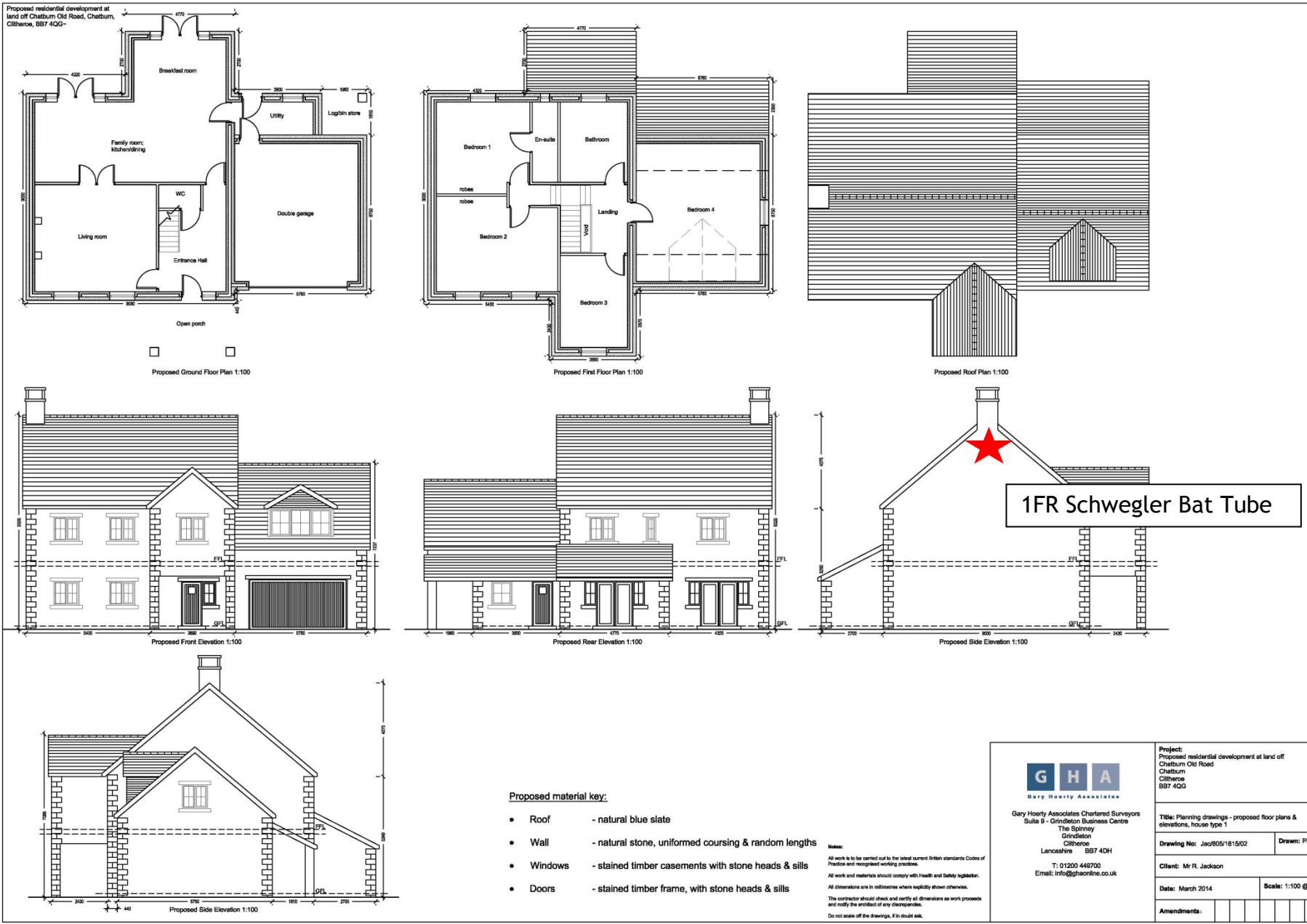


Figure 1c- Location of each nest/ roost box per house type

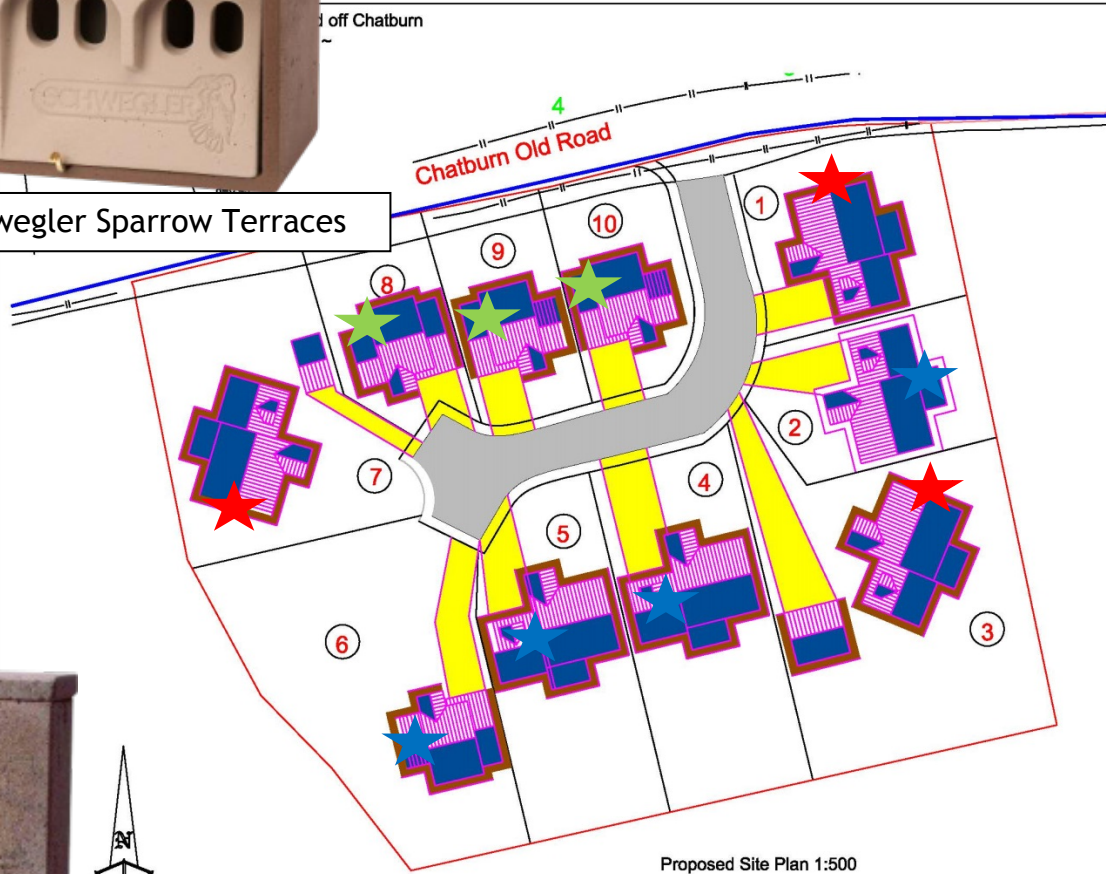




3 x 1SP Schwegler Sparrow Terraces



3 x No. 17a Schwegler Swift Nest Boxes



Proposed Site Plan 1:500

**SCHEDULE OF ACCOMMODATION**

- House type 1 - plot numbers 1, 2, 4 & 5. Two storey 4 bedroom property with integral double garage. External footprint 110m<sup>2</sup>;
- House type 2 - plot number 3. Three storey, split level, 4 bedroom property with detached double garage. Dwelling external footprint 156m<sup>2</sup>, garage external footprint 42m<sup>2</sup>;
- House type 3 - plot numbers 6-7. Two storey property, 4 bedroom property with detached double garage. Dwelling external footprint 156m<sup>2</sup>, garage external footprint 42m<sup>2</sup>;
- House type 4 - plot number 8. Three storey, split level, 4 bedroom property with detached double garage. Dwelling external footprint 156m<sup>2</sup>, garage external footprint 42m<sup>2</sup>;

**NOTES**

- Boundaries in between properties to be 1.8m high close boarded timber post & rail fence;
- Highway to be in accordance with LCC specifications, i.e. varying width 4.5m minimum. Turning head formed with 4m kerb radii. Dashed lines 2m service strip around highway. Private drives formed with bull nose

**KEY**

- highway
- hard-standing around properties
- private drives
- dwelling

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<p><b>G H A</b>                  Gary Hooley Associates                  Gary Hooley Associates Chartered Surveyors                  Suite 9 - Grindleton Business Centre                  The Spinney                  Grindleton                  Clitheroe                  Lancashire BB7 4DH                  T: 01200 449700                  Email: info@ghaonline.co.uk</p>	Project: Jac.605.1615.GH ) Proposed residential development at land off Chatburn Old Road Chatburn Clitheroe BB7 4QG	Title: Planning Drawings - Proposed Site Plan	
	Drawing No: Jac/605/1615/06	Drawn: PF	Client: Mr R Jackson
Date: March 2014		Scale: 1:500 @ A3	
Amendments:			

3 x 1FR Schwegler Bat Tube

Figure 2- Number of roost/ nests to be used and location of each on site for each house, refer to elevation drawing for specific locations. All boxes are internally mounted