

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT – DISCHARGE OF CONDITIONS**Ref: CB**

Application No:	3/2015/0422/P
Development Proposed:	Application for discharge of condition no. 5 (relating to installation of sparrow nest boxes and bat boxes) of planning permission 3/2015/0075/P at 21 Darkwood Crescent, Chatburn, BB7 4AL

CONSULTATIONS: Parish/Town Council

N/A

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

CONSULTATIONS: Additional Representations.

Countryside Officer – No objections.

RELEVANT POLICIES:

N/A

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The application seeks approval of details reserved by condition relating to condition no. 5 of planning approval 3/2015/0422/P at 21 Darkwood Crescent, Chatburn, BB7 4AL for a two storey side extension and a single storey rear extension.

House sparrows nest under the eaves of the existing property, therefore, Condition 5 relates to the need to provide alternative nesting for these birds of Conservation Concern. Whilst no bats were found using the property, to assist in enhancing biodiversity, the ecologist who carried out the protected species survey at the time of the original application suggested the development should also include a bat box.

A plan showing the proposed position of these boxes has been submitted, drawing no: D.C/1A. The Council's Countryside Officer is satisfied with the position of the boxes and on this basis of this, I can formally discharge the details submitted in regards to condition no. 5. There remains the need however to implement the proposals in accordance with these details.

RECOMMENDATION: That the relevant planning conditions be discharged.