



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, 27 January 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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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*).

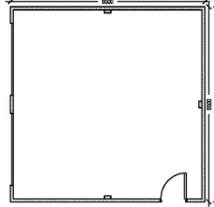
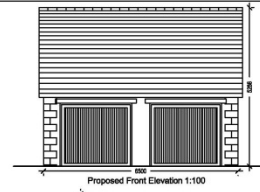
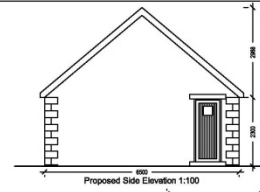
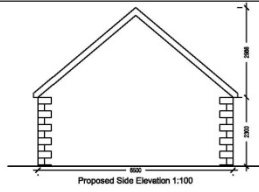
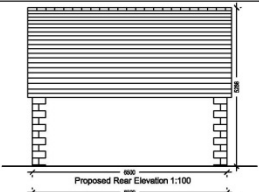
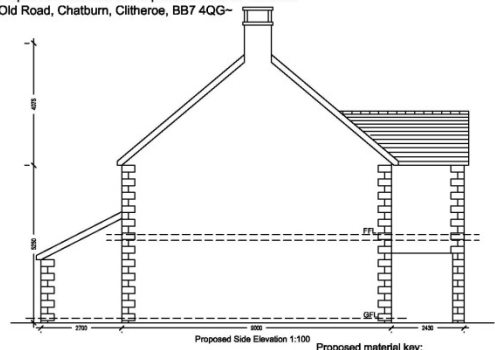
All common bat species are protected under European Legislation due to their high conservation significance.

Yours Sincerely

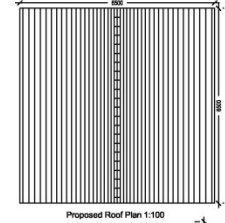
A handwritten signature in blue ink, appearing to read 'A. Gardner', with a small dot at the end.

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

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

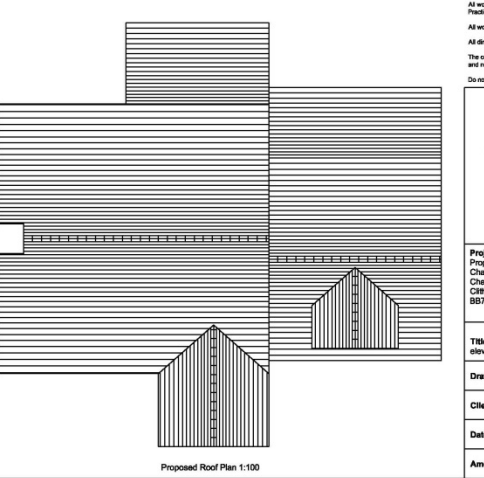
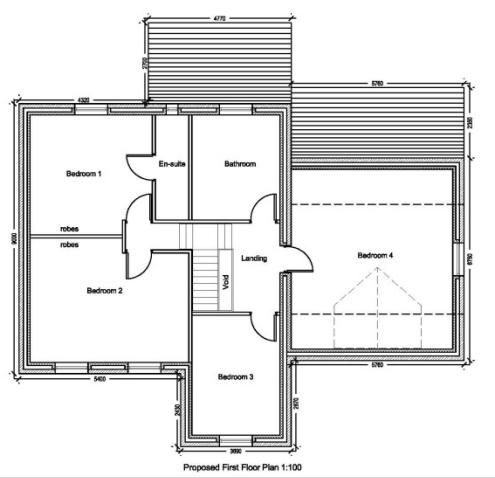
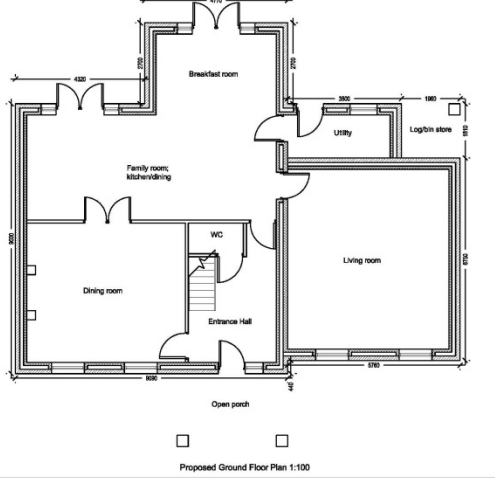


PROPOSED GARAGE DETAILS



Proposed material key:

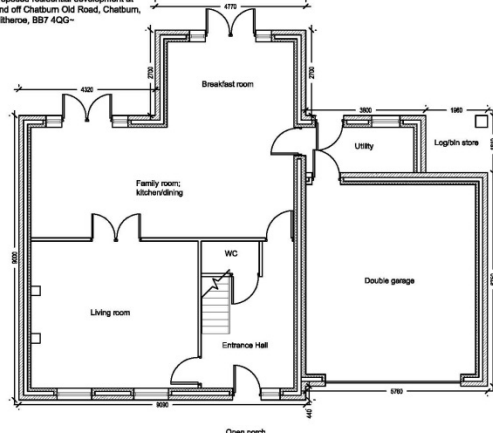
- Roof - natural blue slate
- Wall - natural stone, uniform coursing & random lengths
- Windows - stained timber casements with stone heads & sills
- Doors - stained timber frame, with stone heads & sills



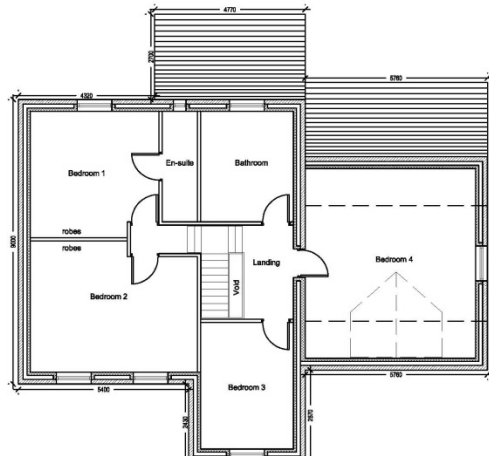
Notes:
 All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
 All work and materials should comply with Health and Safety legislation.
 All dimensions are in millimetres unless explicitly shown otherwise.
 The contractor should check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

 Gary Hoery Associates Gary Hoery Associates Chartered Surveyors Suite 9 - Grindleton Business Centre The Spinney Grindleton Clitheroe Lancashire BB7 4DH T: 01200 448700 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 3	
Drawing No: Jac/R05/1815/04	Drawn: PF
Client: Mr R. Jackson	
Date: March 2014	Scale: 1:100 @ A2
Amendments:	

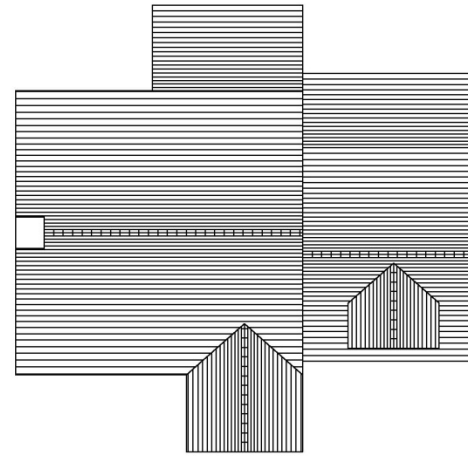
Proposed residential development at land off Chabum Old Road, Chabum, Clitheroe, BB7 4QG-



Proposed Ground Floor Plan 1:100



Proposed First Floor Plan 1:100



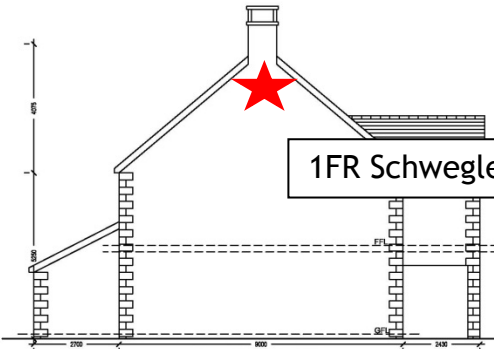
Proposed Roof Plan 1:100



Proposed Front Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100

1FR Schwegler Bat Tube



Proposed Side Elevation 1:100

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

Notes:
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Project:
Proposed residential development at land off Chabum Old Road, Chabum, Clitheroe, BB7 4QG

Title: Planning drawings - proposed floor plans & elevations, house type 1

Drawing No: Jao/805/1815/02 **Drawn:** PF

Client: Mr R. Jackson

Date: March 2014 **Scale:** 1:100 @ A2

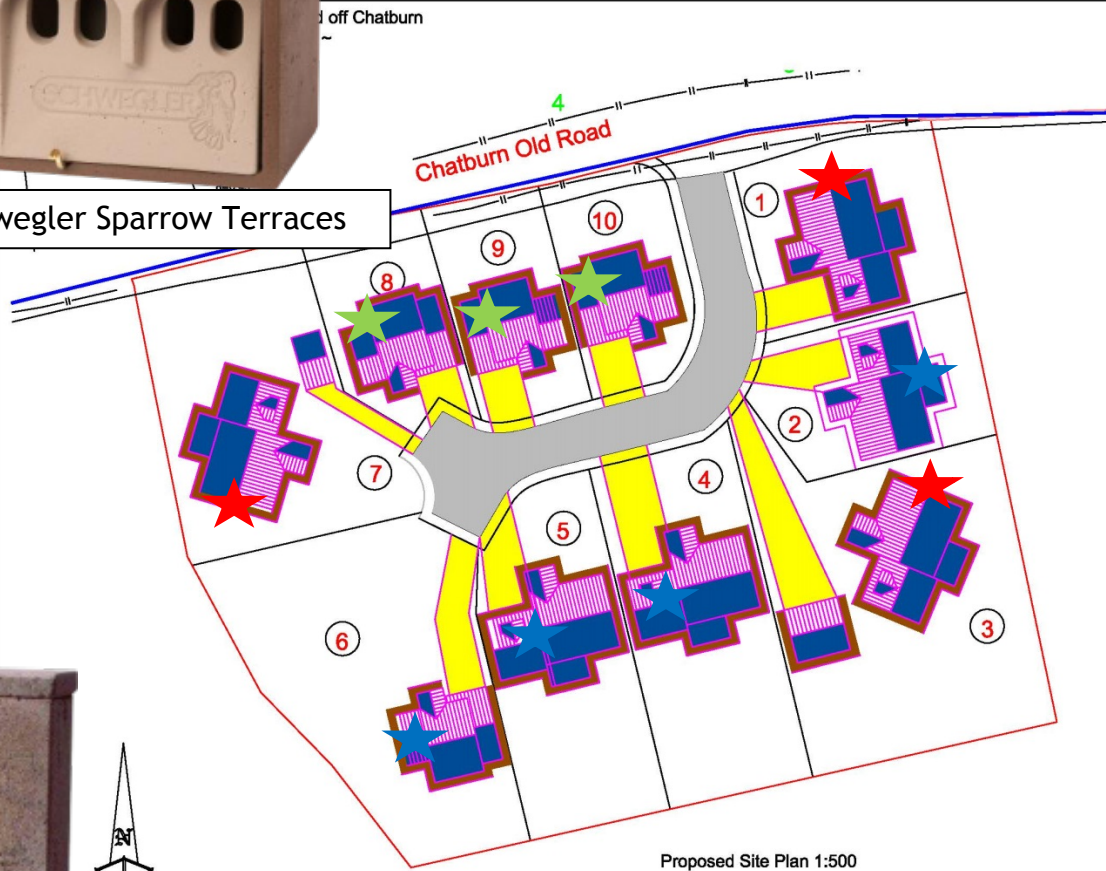
Amendments:



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 110m²;
- House type 2 - plot numbers 7 & 8. Two storey property, 4 bedroom property with detached double garage. Dwelling external footprint 156m², garage external footprint 42m²;
- House type 3 - plot numbers 6-7. Two storey property, 4 bedroom property with detached double garage. Dwelling external footprint 156m², garage external footprint 42m²;
- House type 4 - plot number 3. Three storey, split level, 4 bedroom property with detached double garage. Dwelling external footprint 156m², garage external footprint 42m².

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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Project: Jac.605.1615.GH)
 Proposed residential development at land off
 Chatbum Old Road
 Chatbum
 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

