



**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.



**RICS**

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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.

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

A handwritten signature in blue ink, appearing to read 'A. Gardner', with a horizontal line underneath.

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

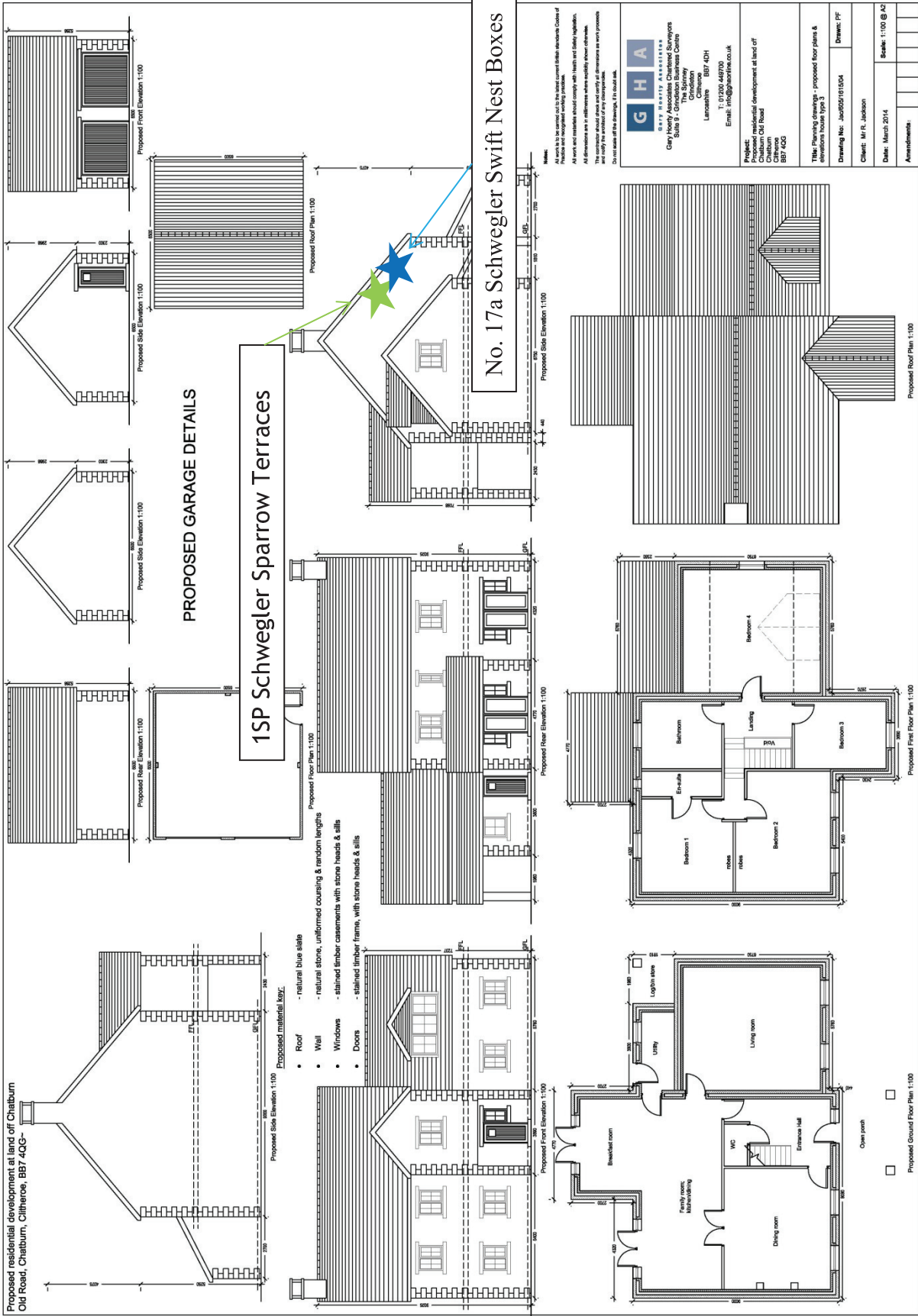
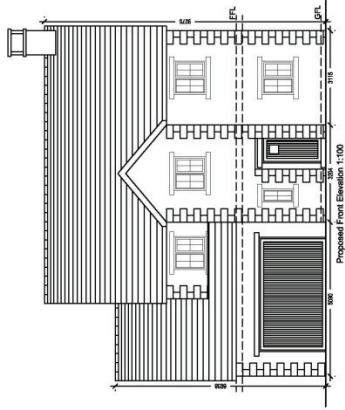


Figure 1a- Location of each nest/ roost box per house type

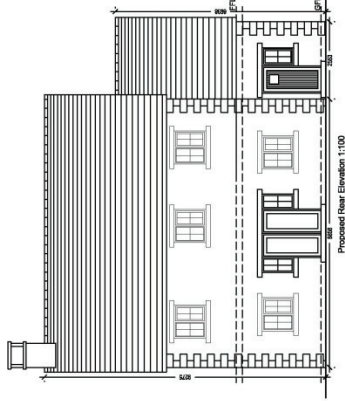
Proposed residential development at land off Chatburn Old Road, Chatburn, Clitheroe, BB7 4QG-

**Proposed material key.**

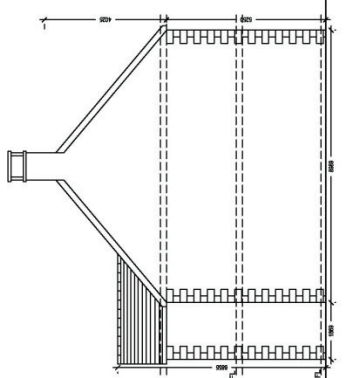
- Roof - natural blue slate
- Wall - natural stone, uniformed coursing & random lengths
- Windows - stained timber casements with stone heads & sills
- Doors - stained timber frame, with stone heads & sills



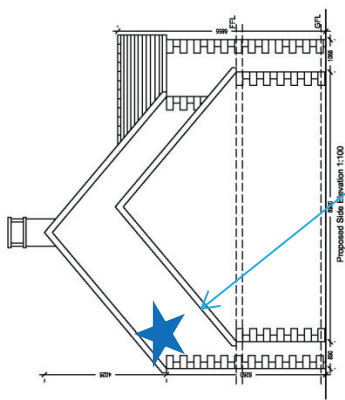
Proposed Front Elevation 1:100



Proposed Floor Elevation 1:100

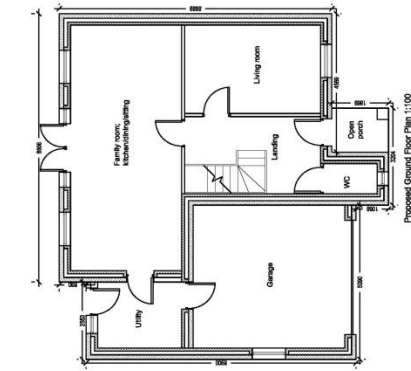


Proposed Side Elevation 1:100

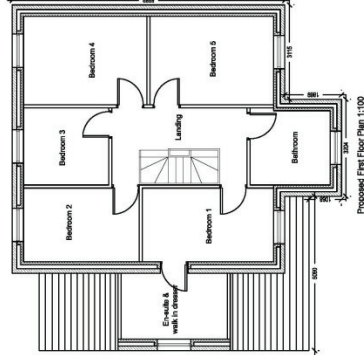


Proposed Side Elevation 1:100

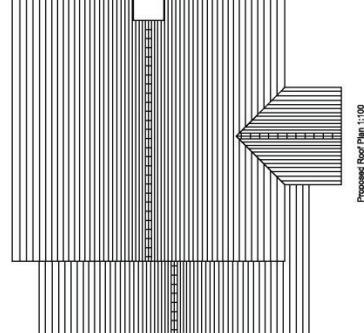
**No. 17a Schwegler Swift Nest Boxes**



Proposed Ground Floor Plan 1:100



Proposed First Floor Plan 1:100



Proposed Roof Plan 1:100

**Notes:**  
 All work to be carried out to the latest current British standards Codes of Practice and recognised working practices.  
 All construction to conform with health and safety legislation.  
 All construction to conform with building regulations.  
 All construction to conform with the Building Regulations and any other relevant legislation.  
 Do not scale off the drawings, it is to be used as a guide only.

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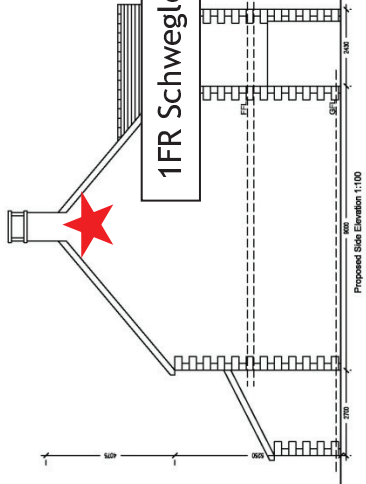
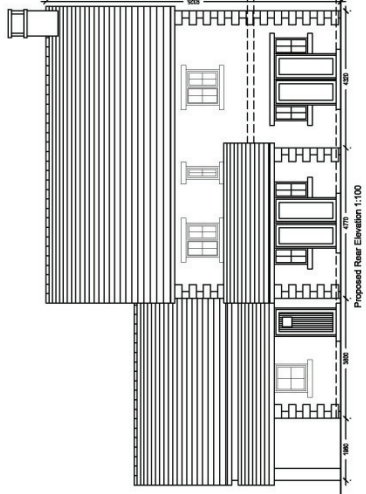
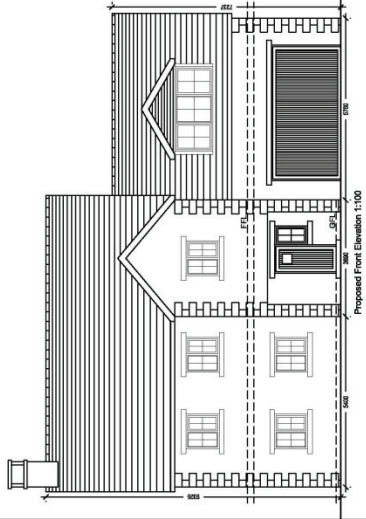
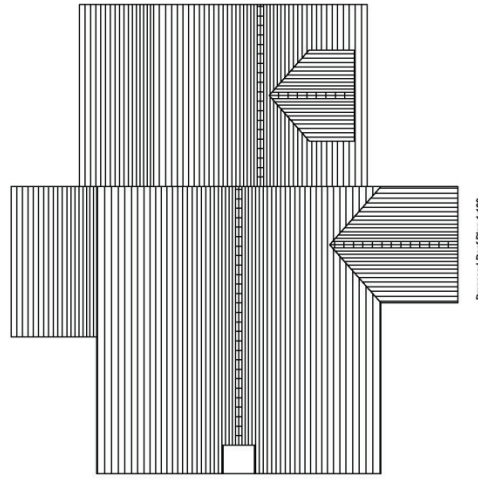
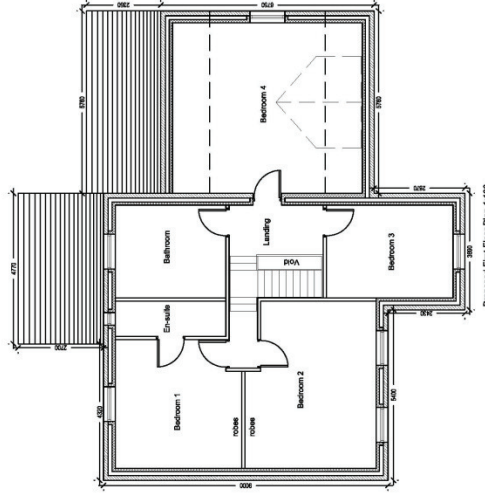
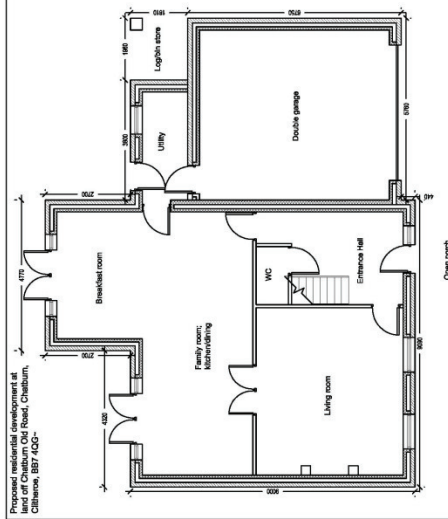
**Project:**  
 Proposed residential development at land off  
 Chatburn Old Road  
 Clitheroe  
 Lancashire BB7 4QG

**Site Planning drawings - proposed floor plans &  
 elevations March 2014**  
 Drawing No: JAC/04/16/03  
 Drawn: PF

**Client:** Mr R. Japson  
**Date:** March 2014  
**Scale:** 1:100 @ A3  
**Amendments:**

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

Proposed residential development at land off Chatham Old Road, Chatham, Chatham, BB7 4QG



1FR Schwegler Bat Tube



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:  
 All work 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 to centres unless otherwise stated.  
 All dimensions are to the outside of the structure unless otherwise stated.  
 All dimensions are to the outside of the structure unless otherwise stated.  
 Do not scale off the drawings. Fit to suit.

<p><b>G H A</b>          Gary Healy Associates          The Spireway          Suite 9 - Grinstead Business Centre          Chichester BB7 4QH          T: 01203 449700          Email: info@gha.co.uk</p>		<p>Project: Residential development at land off Chatham Old Road, Chatham, Chatham, BB7 4QG</p> <p>Title: Planning drawings - proposed floor plans &amp; elevations (Type 1)</p> <p>Drawing No: JAC05/16 1602</p> <p>Client: Mr R. Jackson</p> <p>Date: March 2014</p> <p>Scale: 1:100 @ A3</p> <p>Amendments:</p>
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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



3 x 1FR Schwegler Bat Tube



**SCHEDULE OF ACCOMMODATION**

- House type 1 - plot numbers 1, 2, 4 & 5. Two storey 2 bedroom property with integral double garage. External footprint 110m<sup>2</sup>.
- House type 2 - plot numbers 3, 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 3 - 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>.

**NOTES**

- Boundaries in between properties to be 1.8m high close boarded timber post & rail fences;
- Highway to be in accordance with LCC specifications. Le 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



Proposed Site Plan 1:500

**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 verify the accuracy of any photographs.  
 Do not scale off the drawings. If in doubt ask.

**GHA**  
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**Project:** Jac.805.1915.GH  
 Proposed residential development at land off  
 Chatburn Old Road  
 Chatburn  
 Clitheroe  
 BB7 4QG

**Title:** Planning Drawings - Proposed Site Plan  
**Drawing No:** Jac805/1915/006  
**Drawn:** PF  
**Client:** Mr R. Jackson  
**Date:** March 2014  
**Scale:** 1:500 @ A3  
**Amendments:**

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