
BOW0017/879 Rowan Cottage – Bat and bird box locations

Discharge of Condition 6 in relation to Ribble Valley Borough Council Planning Application No. 3/2017/0062, Decision Date: 23/05/17

Background Information

Planning permission has been granted for a development at Rowan Cottage, Old Clitheroe Road, Hurst Green, PR3 2YU for an extension to the front of the existing cottage, utilising the footings from an extant planning permission. As part of the planning application the following condition in relation to bat and bird boxes was included:

"Condition 6: Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent bird/bat species 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 during the construction of those individual dwellings identified on the submitted plan and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

Reason: In the interests of biodiversity and to protect nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy".

This advice note provides details of the provisions made for bats and birds in relation to the development in order to discharge the condition.

Bats

The bat survey report completed in relation to the development in January 2017 by Lynne Rushworth (AssocRICS) did not find evidence of bat presence within the building and concluded that the risk of bats being present was "Low". The report states that mitigation is not essential but suggests that roosting potential could be increased by the provision of additional bat roosting habitat into the development.

In order to enhance the site for bats it is recommended that an external bat box is attached to the wall of the property. The NHBS Low Profile bat box (Figure 1) is designed to complement

any building and can accommodate up to 15 common pipistrelle bats. They are manufactured from WoodStone, a breathable and insulating material made from concrete and FSC Certified wood fibres. WoodStone is designed to be robust and hard-wearing, providing a warm and stable temperature for summer bat roosts. The box should be positioned a minimum of three metres above the ground; close to feeding habitat such as trees and hedge lines; sheltered from strong winds; exposed to the sun for part of the day (usually south or south-west); and where there is a clear flight path for bats entering and leaving (see Appendix A for suggested location).

Birds

There is no shortage of nesting habitat in the vicinity of the property for tree and scrub nesting birds. However the addition of a sparrow terrace would provide much needed additional nesting habitat for this species as sparrow numbers are declining, in part because of the loss of nesting sites. The Terrace (Figure 2) is constructed to RSPB guidelines and consists of three separate nest boxes which can be fitted next to each other in versatile ways, allowing these colonial birds to nest near to one another. The boxes have a 32mm entrance hole which is the perfect size for sparrows and are constructed from exterior grade FSC plywood, coated with a non-toxic, water based preservative making it long-lasting and durable. The fixed roof allows fitting right up to the eaves. The boxes can be hung to fit the shape of any building: horizontally or vertically, diagonally to fit gable eaves or A-shaped for a gable apex. The Terrace should be installed at least two to four metres off the ground making sure that there is a clear flight path to the nest. Boxes may also be sited directly under the eaves, but make sure that they are away from areas used by house martins. Boxes can be put together using the plastic pegs provided. These are used to connect one box to the next and also to block off any holes in the sides. Boxes are fixed to the wall with two screws, one each in the left and right box (see Appendix A for suggested location).

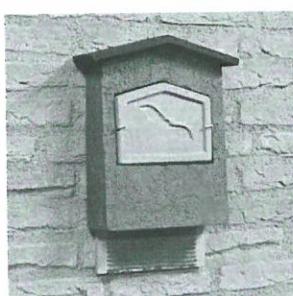


Figure 1: Woodstone bat box

<https://www.nhbs.com/low-profile-woodstone-bat-box>

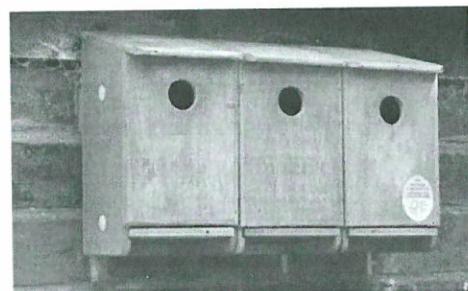


Figure 2: Sparrow terrace

<https://www.nhbs.com/sparrow-terrace-nest-box>

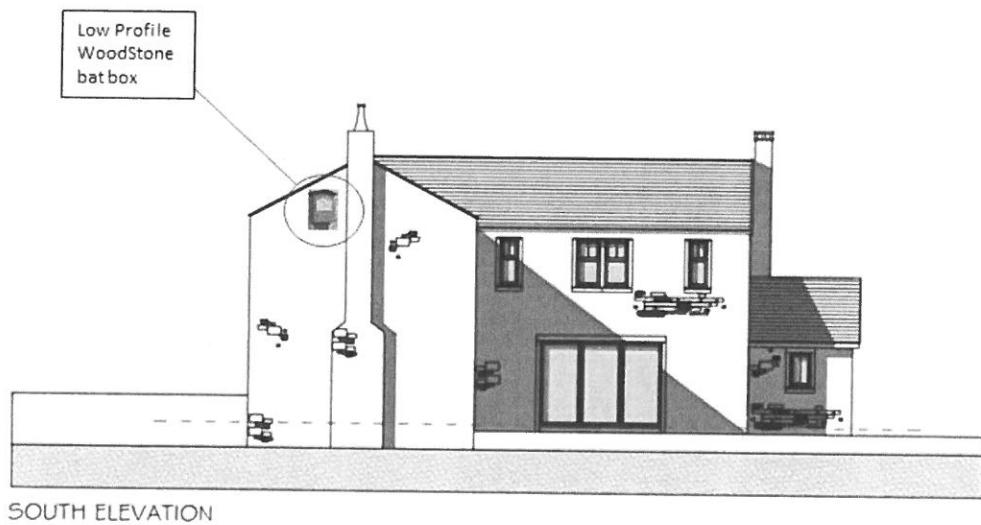
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Appendix 1 – Suggested locations for bat and bird boxes



SOUTH ELEVATION



NORTH ELEVATION

