

Discharge of Conditions Statement -
5. Provision of artificial bird nesting boxes and artificial bat roosting boxes

Applicant : Mr Roper, Lyme House Farm, Thornley-with-Wheatley, Longridge, Preston, Lancashire PR3 2TE

3/2017/0489 Description of development : "Proposed conversion of barns to two new dwellings."

Condition 5 "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 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 (north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats).

The artificial bird/bat boxes shall be installed in accordance with the agreed details before each dwelling is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority."


Details of swallow nesting platforms, bird boxes and bat boxes :

This statement to be read in conjunction with the Application form for approval of details reserved by condition 5 and plan :

Swallow platforms

Swallow platforms were recommended in the species survey submitted with the approved application. These will be installed as documented and in line with the guidance below :

NESTING SWALLOWS – Mitigation guidance

<p>Encouraging barn swallows to nest</p>  <p>Example: artificial nest platform SCHWEGLER No 10 Swallow nest</p> <p>New build and barn conversions should aim to accommodate swallows. Design adaptations may include provision of open - portal structures to encourage further nest building activity, particularly in rural or semi-rural locations.</p>	<p>This property is likely to be attractive to roosting and nesting barn swallows.</p> <p>Barn swallows (<i>Hirundo rustica</i>) are likely to be present during the spring and summer at this site. Swallows particularly are faithful to the same sites and will return each spring to the same site. Long-term monitoring of population trends has shown significant declines in parts of the UK.</p> <p>It is increasingly difficult for barn swallows to find suitable nesting opportunities in buildings. Using artificial nest platforms can encourage swallows and martins to nest under eaves and inside open portal structures such as stables and garages.</p> <p>The design of the proposed development should aim to provide nesting opportunities for swallows to compensate for the loss of traditional nest sites.</p> <p>All birds, their nests and eggs are protected by law and it is an offence (with certain exceptions) to intentionally kill, injure or take any wild bird or to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.</p> <p>If exclusion of nesting / roosting swallows is required before building works are carried out, the closure of the buildings must take place during before the end of March.</p>
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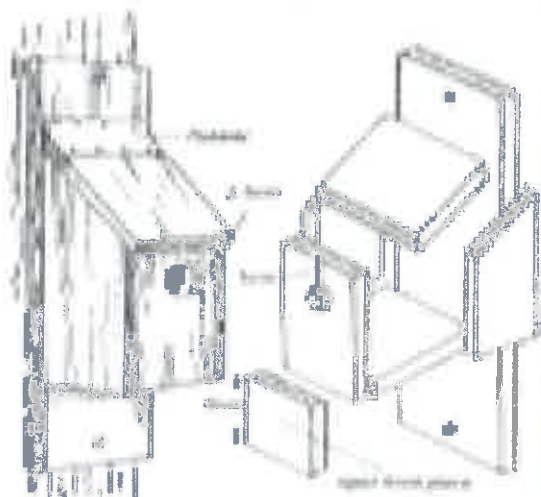
Details of bird boxes :

GENERAL INSTALLATION AND MAINTENANCE NOTES

Birds are also quite specific in their nest requirements. If you are thinking of putting up a bird box, position is crucial. Make sure your nest box is in a sheltered position, facing north-east to south-east, to avoid prevailing wet winds and the heat of the midday sun. The nest box should also be about 2m off the ground and away from overhanging branches to stop cats reaching the nest. Boxes can be hung from wires to discourage predators, but you must use four wires to ensure that the box will not spin.

Come springtime garden birds start the frantic search for materials to build and insulate the perfect nest. You can give them a hand by putting out suitable nesting materials. Try hanging bundles of straw, fine sticks, shredded woollen jumpers and bunches of grasses close to your feeding station. Your bundles should last through to the summer season of second broods.

Clean out the box out each autumn to prevent a build up of parasites. It is important to leave it for a few weeks until the young have fledged as they may roost in the box for a while after they have left the nest.



Details of bat boxes :

General installation and maintenance notes :

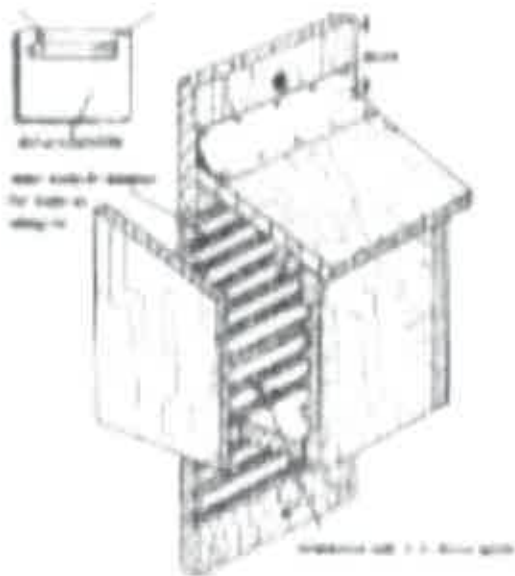
As well as being one of the most threatened types of mammal in Britain, bats are also among the most misunderstood. Bats need a range of roosting sites, including summer daytime roosts, winter hibernation ones and breeding sites. They can be helped with additional suitable roosts by putting up a simple bat box. The box can be made from rough sawn timber to give the bats something to cling onto. It is also vital to check that the wood is untreated as many wood preservatives can kill bats.

The best place to position a bat box is on a tree or building. Place them in groups round three sides – bats like to move from one box to another during the day and from season to season as temperatures change. It is a good idea to make sure the area near the box is relatively free from branches or obstructions to give the bat a clear line of flight.

Try and put the boxes as high as possible above the ground to avoid predators. Some species, such as the noctules, prefer roosts at least five metres off the ground.

If you don't have trees in the garden, bat boxes can also be placed on buildings. A good position is under the eaves of a house as the boxes are then sheltered from bad weather.

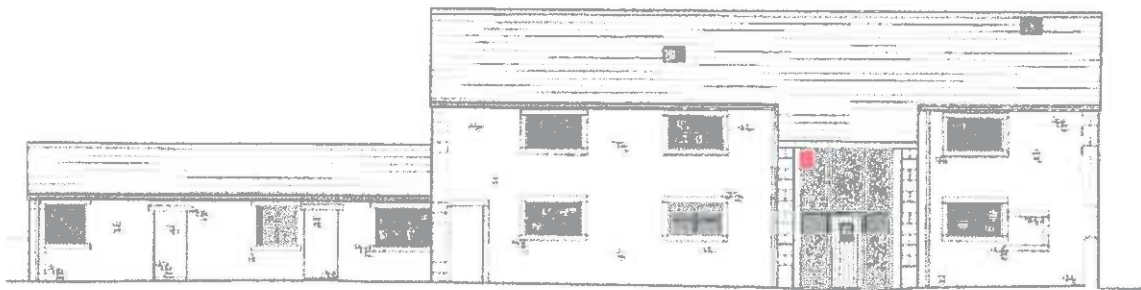
Bats can take a while to investigate new premises, but if your box is not occupied within three years, try moving. If you are unsure of occupation then an approved bat expert must be asked to check or move what may have become a protected roost.



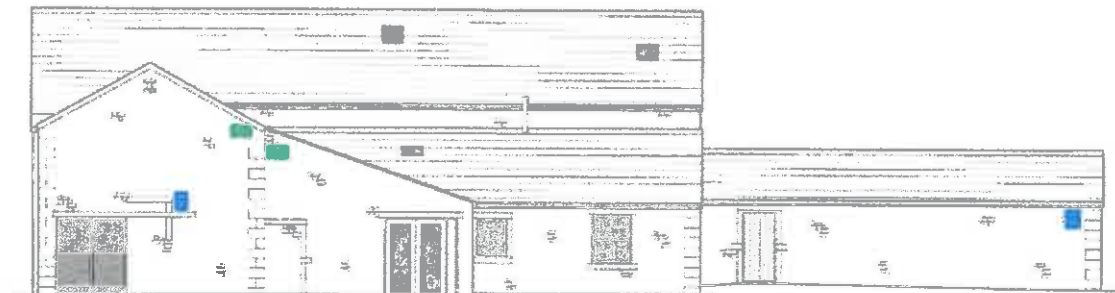
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Barns at Lyme House Farm – conversion to two dwellings – for discharge of condition 5

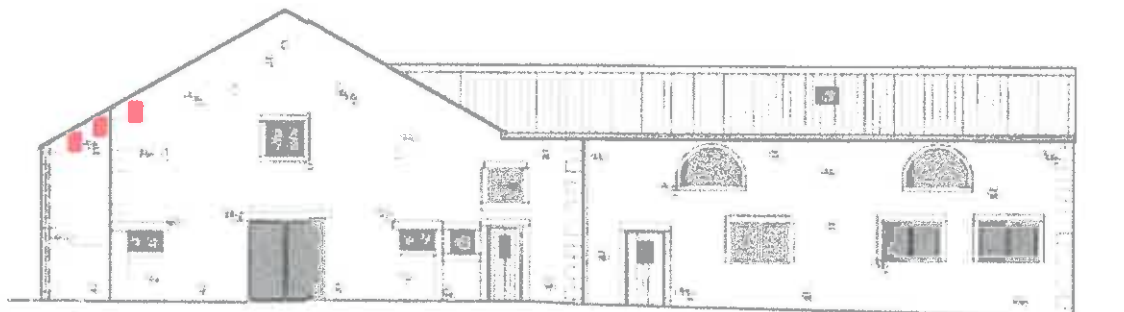
Positioning of swallow platforms (shown green), bird boxes (shown blue) and bat boxes (shown red)



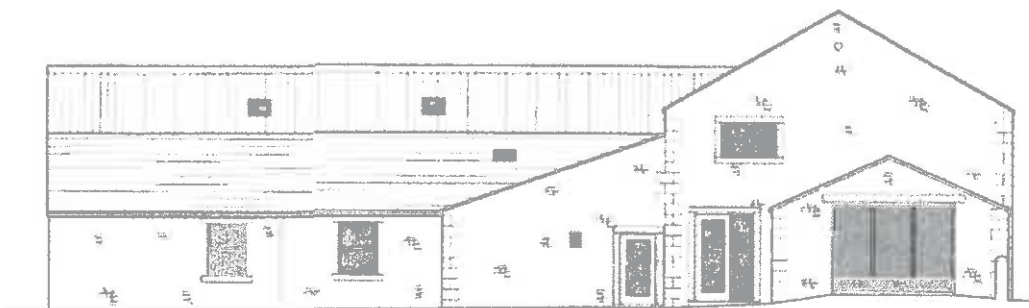
South West Elevation



North East Elevation



South East Elevation



North West Elevation

Written Scheme of Investigation for Historic Building Recording of agricultural barns at :

Lyme House Farm, Thornley-with-Wheatley, Longridge, Preston PR3 2TE – Condition 18

Introduction to the project

This “Written Scheme of Investigation” (WSI) sets out the process proposed for the recording of historic farm buildings at Lyme House Farm as instructed by the applicants Mr & Mrs Roper. The recording work is required by a condition of the planning consent from Ribble Valley Borough Council, for the conversion of the building to two dwelling houses (application 3/2017/0489), attached on the recommendation of the Lancashire archaeological advisory service (LAAS).

Location of the barn

Lyme House Farm is situated 3.5 km north east of Longridge and 2.5 km south of Chipping. It lies within Thornley-with-Wheatley, and has an altitude above sea level of approximately 95m. There are a number of buildings of various dates at the farm, none of which are designated as heritage assets. The recording concerns only the structure to the North side of the farmhouse, located at NGR SD62310 40570.

Project background

Planning consent (RVBC 3/2017/0489) for the buildings conversion to two dwellings was granted on 12th July 2017. In their response to the application, the LAAS commented that the barns appear on the 1841 Ordnance Survey map, and have been extended by 1909. They recommended that the planning authority attach a condition requiring recording to the consent and as a result, condition number 18 of the planning consent requires that:

“No work shall take place on the site until the applicant, or their agent, or successors in title, has secured the implementation of a building recording and analysis. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the local planning authority.”

It is understood that implementing this programme of work, by carrying out its first stage of onsite recording, will permit development work to take place on site as far as this condition is concerned. Full discharge of the condition would be reached when a satisfactory report and the details of the archive have been deposited.

Archaeology and history

The site has not yet been visited by the author, but information available suggests that the buildings to be converted comprise barns now extended to the West and North by an L shaped shippon around the turn of the 20th century.

Aims of this project

The conversion of the buildings will lead to the limited loss or masking of some internal historic features and the building's historic character. The aim of the project is to identify, interpret and record significant evidence relating to its historic character and development, and place this in the public domain by deposit with the Lancashire Historic Environment Record and Lancashire Archives.

Recording standards

All work which forms part of this project will be undertaken in accordance with the relevant standards and guidance issued by the Institute for Archaeologists.

Methodology as recommended

The following methodology conforms to the level 2-3 record, as defined by Historic England.

- a) Recording will be carried out with the buildings as seen and will include drawn, photographic and written records. Historical research, mainly concerned with historic mapping will also be carried out.
- b) The drawings will include ground floor plans of the building at a scale of 1:100, showing features of interest such as old openings, significant fixtures and fittings.
- c) A photographic record will be made, to comprise general photographs of the exterior and interior of the building, along with photographs of the site and setting and photographs of detail of any structural and decorative features. These will include features that are relevant to the building's design, development and use and which are not adequately recorded on the general photographs.
- d) Detailed photographs will contain an appropriately positioned graduated photographic scale. The photographic scale will also include a standard colour bar where colour is considered important. A graduated ranging-rod, will be included in a selection of general shots to establish the scale of all elements of the building and its structure. The details will be recorded in the methodology section of the written report.
- e) Photographs will be taken using a digital camera with a high resolution using RAW format files for image capture and converted to TIFF files for archive purposes. Prints will also be produced for the archive.
- f) A rapid desk based study of the site will take place, which will examine historic maps and any other readily available documents, photographs and secondary sources held at local libraries and other archive sources.

Report content and inclusions

The report is expected to have been completed by December 2017 or as required by the date actual work to the structure of the barns commences. It will be illustrated, include maps, historic maps, survey drawings, and photographs. Copies will be supplied to the local authority and the Lancashire County Archaeology Service and the applicants.

Provision of material for archive

The project details, report and attachments will be submitted to LCAS and Lancashire Archives. All work for the project recording and reporting to level 2-3 will be carried out by an experienced professional/buildings archaeologist with a suitable level of experience for investigating and with success in recording historic buildings appropriately in Lancashire, in particular the Ribble Valley.

Following approval of this scheme

The on-site work to the barns is expected to take place before December 2017. This will not be commenced without the appropriate level of discharge of the prior commencement conditions.