

Discharge of Planning Pre-Commencement Planning Conditions: Wittons Farm Barn, Bolton by Bowland

Introduction

The following scheme has been produced for and on behalf of Steve Flanagan to discharge pre-commencement planning conditions 5 and 6 requested by Ribble Valley Borough Council (Planning Application No. 3/2017/0649). The planning application is in relation to a barn conversion at Wittons Farm Barn, Anna Lane, Bolton by Bowland.

Specifically this document is prepared in respect of the following pre-commencement planning condition 5 and 6:

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 site plan and include details and the numbers of artificial bird nesting boxes and artificial bat roosting boxes. 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 the dwelling is first brought into use and retained thereafter 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 to reduce the impact of development in accordance with Key Statement EN4 and Policies DME2 and DME3 of the Ribble Valley Core Strategy.

Condition 6:

"A permanent accessible nesting space for barn owls shall be provided prior to first occupation of the dwelling in accordance with details that shall first be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development. The siting and design of the nesting box shall accord with details submitted to and approved in writing by the local planning authority and the barn owl box shall not be subjected to direct disturbance once in place and retained as such thereafter".

Reason: To ensure the long-term protection of the barn owl species in the locality by maintaining continuity and permanence of a nesting opportunity on the site, having regard to Key Statement EN4 and Policies DME2 and DME3 of the Ribble Valley Core Strategy.

In summary, to support the planning application the Local Planning Authority (LPA) requests that a detailed scheme of ecological mitigation and enhancement measures shall be submitted to, and approved in writing by the LPA prior to the commencement of works on site. The following method statement consists of recommendations regarding bat, bird and barn owl boxes that should be implemented on site, their locations and future maintenance. Appendix B shows the locations of the bat, bird and barn owl boxes.

Method Statement

Bat Boxes

Two Schwegler 2F bat boxes (see Appendix A) will be located on the newly converted barn. They will be fitted 4 – 6 meters from the ground and will be located on the eastern facing gable end of the building to ensure they receive sunlight for part of the day, and that they are sheltered from strong winds. The bat boxes will be monitored annually and relocated if they are unoccupied after three years. Any damaged boxes will be repaired or replaced on a like for like basis.

Bird Boxes

The following bird boxes (see Appendix A) will also be installed on or within building in the farm complex.

- 1 x 1B Schwegler nest box (32 mm entrance hole size, suitable for a variety of species including house sparrow (*Passer domesticus*);
- 2 x No. 10 Schwegler swallow nests (*Hirundo rustica*); and
- 1 x 1SP Schwegler sparrow terrace.
- 1 x 17A Schwegler swift nest box (triple cavity)

The nest boxes will be fitted at a distance of at least 40 m apart to prevent aggressive behaviour between birds using the boxes. The 1B Schwegler nest box will be located on the eastern gable end of the large farm building to the west of the site. The box will be angled slightly downwards to prevent rain entering and it will be fitted 3 - 4 m above the ground, facing a north or easterly direction. The two Schwegler swallow nests will be located inside the large farm building to the west of the site, leaving a distance of at least 6 cm between the top of the nest and the ceiling. Internal access for the swallows through an open window will be provided at all times to ensure access to the nests is possible. The 1SP Schwegler sparrow terrace will be located on the eastern gable end of the barn conversion, placed between 3 – 4 m from the ground and angled slightly downwards. The 17A Schwegler swift nest box will be located between 6 - 7 m from the ground preferably below the eaves of the newly converted barn on its north eastern elevation.

The bird boxes will be monitored annually and relocated if they are unoccupied after three years. Any damaged boxes will be repaired or replaced on a like for like basis.

Barn owl (Tyto alba) boxes

A timber, barn owl nest box will be located inside the shed at the western side of the farmyard. The box will be placed a minimum of 3 meters from the ground and it should be placed where predators e.g. cats cannot reach the box. The box should be placed away from any open doors or windows to minimize drafts and two entrance/exit points into the shed should be maintained at all times.

Conclusion

The above measures are considered to satisfy the requirements of the ecological and mitigation and enhancement measures required by planning conditions 5 and 6 of Planning Permission 3/2017/0649. The measures shall be implemented prior to the development being brought into use and maintained thereafter.

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Appendix A – Bat, Bird and Barn Owl Box Specifications



Schwegler 1FF Bat Box



Schwegler 1B Bird Box



Schwegler 2GR Bird Box



Barn owl box

Appendix B – Ecological Mitigation and Enhancement Plan

