



**CLEARANCE OF CONDITIONS SUPPORTING DOCUMENT
IN CONNECTION WITH
29 AND 33 WINDY ST
CHIPPING
LANCASHIRE**

**ON BEHALF OF
THE BRABINS TRUST**

V1.0

(LM/LM/1608/03)

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JYM Partnership LLP
Oak House
28 Sceptre Way
Bamber Bridge
Preston
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Signed by: *L McKevitt.*

Dated: 01/08/18

Checked by: *C Bell*

Dated: 01/08/18

John Brabin's Almshouses – Clearance of Conditions for Listed Building Consent

Condition 01

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The client/contractor will give the council a minimum of one week's notice prior to commencement of works and the project is anticipated to take approximately four working weeks to complete. This is aimed to be undertaken in the summer months of 2018 to allow the building to dry out as recommended before the re plastering and repointing works are undertaken. These works will be undertaken in 2018 in accordance with Condition 01 of the Decision Notice (REF 03/2018/0013) which states that the works must be undertaken within 3 years of the decision date (09 March 2018).

Condition 02

The permission shall relate to the development as shown on Plan Reference 'Elevations' and 'Floor Plan'.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

It will be made clear to all contractors that the works should be strictly undertaken only to the areas in the JYM Drawings listed below:-

- 1608/01 – Floor Plan A2
- 1608/02 – Elevations A2
- 1608/03 – Elevations A1
- 1608/04 – Roof Works A2
- 1608/05 – Rear Elevation A2 – Slobbered Render location

This is in accordance with Condition 02 of the Decision Notice (REF 03/2018/0013) which states that the works must relate to the development as shown on the Plan Reference 'Elevations' and 'Floor Plan'. The Roof Works drawing has been included as later requested in Condition 04, therefore will be submitted along with Condition 02. JYM Drawing 1608/05 specifying the location of the works to the slobbered render in more detail has also been included.

PDF copies of all the above drawings are attached within the clearance of conditions application. A draft copy of the specification has also been attached showing the tendered works and stating that the works should only be as per the JYM Drawings.

Condition 03

Precise specifications and samples of walling (including exterior pointing and interior plasterwork sample panels) and roofing (including new stone and metamorphic slates) materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order to safeguard the special architectural and historic interest of the listed building.

A copy of the specification has been attached including a detailed specification of the interior and exterior works. This includes the composition and colour of the lime putty based plaster to be used internally. The composition and colour of the lime mortar that will be used

externally is also included. The mortar analysis result will also be attached, this also includes the proposed mortar specification from Womersleys. A 1m² sample of mortar and plaster can also be provided if required for the conservation officer.

Condition 04

Precise specifications including drawings of the proposed roof ridge beam repair shall have been submitted to and approved by the Local Planning Authority before the implementation of this element of the proposed works.

Reason: In order to safeguard the special architectural and historic interest of the listed building.

JYM Drawing 1608.04 Roof Works has been attached and submitted. Approx. 0.75m of the ridge beam to the end of the north facing gable is the only observed visible area with significant wet rot and is highlighted on the drawing. This area of the ridge beam will then be replaced with a suitable local timber during the works.

Other roof works are also included in the drawing such as the location and difference of the roof materials on each roof pitch. The existing location of the lead flashings that are to be removed and replaced are also shown.

Condition 05

No part of the works shall take place until a survey for the presence of bats has been carried out by a licenced ecologist and the detailed results submitted to and proposed mitigation measures agreed in writing by the local planning authority.

Reason: To ensure that there are no adverse effects on the favourable conservation status of a bat population, to protect the bat population from damaging activities and reduce or remove the impact of development and to comply with Policy DME3 of the Ribble Valley Core Strategy.

A bat survey was undertaken prior to any works beginning by licensed and RVBC approved Bowland Ecology, this was due to the works requiring some ridge tiles to be removed temporarily thus creating potential for bats to be disturbed. No initial evidence of roosting bats was observed during the external inspection of the building, although roosting opportunities were identified along with visible bats in the local area. It was advised that additional Reasonable Avoidance Measures (RAMs) relating to the potential for bats should be followed throughout the works.

The recommended RAMs are listed below:-

- Before any works proceed, all contractors should be made aware of the possible presence of bats and the signs to look for.
- Prior to the commencement of works, and when scaffold has been erected, gaps in masonry and beneath ridge and roof tiles should be checked using an endoscope by a suitability qualified and licenced ecologist, to ensure no bats are present.
- Careful timing of works is recommended. For works to conform to best ecological practice, repair works will be scheduled to occur within the period of least impact to bats – (between October and March due to absence of hibernation potential). If undertaken in these periods, any roosting bats will be able to relocate to alternative roosts, although individual bats can be found at any time.
- Upon completion of the works gaps along the wall tops should be created to ensure the continuation of bat roosting habitat.

- Work should cease immediately if any bats are encountered at any stage and only resume once further advice from the project ecologist has been sought. If the bat is in immediate danger it should only be picked up with gloved hands and placed in a secure container with air holes in a dark, quiet place until the licenced ecologist arrives at site.

Most of the RAMs will not cause any issue throughout the works and can be followed with ease. In addition to bats, house sparrows were observed roosting in the eaves of the building and it was proposed that they are therefore also likely to be nesting in the roof void. It was suggested that the works are therefore to be undertaken outside of the nesting season which runs from March to August, in order to prevent impact upon nesting birds.