



Ecological Consultants
Environmental and Rural Chartered Surveyors

Your Ref:
Our Ref: 6243

JWPC Chartered Town Planners Ltd
1B Waterview
White Cross
Lancaster
LA1 4XS

Thursday, 04 June 2020

Dear Sirs,

RE: CONDITION 7 – BAT AND BIRD NESTING BOXES

MANOR HOUSE HOWGILL LANE RIMINGTON BB7 4EF

With regard to the planning application Ref 3/2018/0036, pertaining to Manor House, we would submit the following information in order to discharge condition 7 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 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 the numbers of artificial bird nesting boxes and artificial bat roosting and their type. The details shall also identify the actual wall and roof elevations, or specific trees, into which the above provisions shall be incorporated.

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."

We would suggest the use of 2 x 1SP Schwegler Sparrow Terrace

We would suggest the use of 2 x Improved Crevice Bat Box



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Envirotech NW Ltd

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Directors: A. Gardner BSc (Hons), MSc, CEnv, MCIEEM, MRICS, Dip NDEA
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Registered in England and Wales. Company Registration Number 5028111

The combination of these bat and bird boxes will provide a range of roosting opportunities that will cater for a wide variety of species throughout the year. These should be positioned on elevations, preferably on gable ends, facing the site boundary.

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 bird and bat boxes should all however be erected at a height of at least 2.5m around the eaves of the building. 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 bat and bird boxes within site (Figure 1).

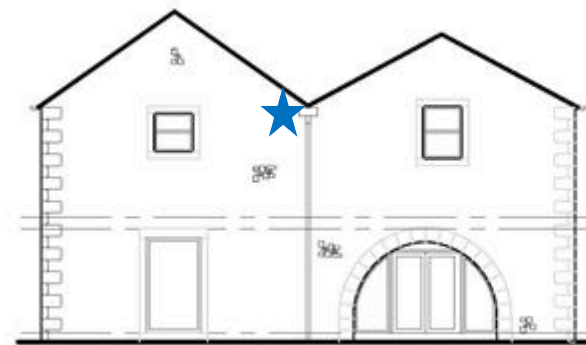
Yours Sincerely

A handwritten signature in blue ink, appearing to read 'A. Gardner'.

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



Proposed South East Elevation



Proposed North East Elevation



Proposed North West Elevation
Scale 1:100



Proposed South West Elevation
Scale 1:100

1 x 1SP Schwegler Sparrow Terrace ★
1 x Improved Crevice Bat Box ★

Figure 1