

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 8 – NESTING BIRDS

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 8 of the planning consent;

"No development shall take place, including any clearance of vegetation in preparation for or during the course of development during the bird breeding season (March - August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared and the barn to be converted are not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation or works to the barn shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development in accordance with Key Statement EN4 and Policies DMG1 and DME3" of the Ribble Valley Core Strategy"

I would report that we undertook a nesting bird survey at the above site on the 19th and 28th May 2020.



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Envirotech NW Ltd

The Stables, Back Lane, Hale, Milnthorpe, Cumbria. LA7 7BL
Directors: A. Gardner BSc (Hons), MSc, CEnv, MCIEEM, MRICS, Dip NDEA
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Registered in England and Wales. Company Registration Number 5028111

No birds were identified as nesting within the vegetation to be removed. Nesting activity by birds was noted around the site and old nest sites were located within the barn. There are several gaps and holes in the external fabric of the building.

The surveys were undertaken at the beginning of the nesting season for some migratory bird species.

It is possible birds will commence nesting between our site surveys and the start of site works. To alleviate this risk, an ecologist will undertake a repeat inspection of the site at the beginning of works.

Any active nest sites will be marked and their location made known to site staff. Work on the internal fabric of the building should be possible, if birds are confined to the external walls. Equally work to the external fabric should be possible if birds are only nesting inside the building.

Should birds be nesting both inside and outside the barn then an ecologist will discuss each element of the proposed works to devise a time frame which is appropriate to prevent a disturbance to the nest site.

As birds use of the site is dynamic, it is not possible to provide a rigid methods statement ahead of the start of works as each nest site must be identified and a working method devised based on the timing and extent of each operation which is unknown until site works commence.

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