

**WALKER DESIGN**  
UNIT B FIRST FLOOR  
LOSTOCK OFFICE PARK  
LYNSTOCK WAY  
BOLTON  
BL6 4SG

**Planning Reference: 3/2018/0467**

**Site:- The Woodlands, Hothersall Lane, Hothersall, Preston, PR3 2XB**

*Condition 8:- No above ground level works on the construction of the replacement dwelling shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes / artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.*

*For the avoidance of doubt the details shall identify the nature and type of the nesting boxes/artificial roosting sites and the locations(s) or wall and roof elevations into which the above provisions shall be incorporated.*

*The artificial bird/bat boxes shall be incorporated into the dwelling during the construction stage of the development and made available for use before the dwelling hereby approved is first occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.*

*Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern in the open countryside*

#### **Envirotech – Ecology Consultants – Environmental & Rural Chartered Surveyors**

The ecology report that accompanied the planning submission, had mitigation & recommendations in point 7 of their report, which are below.

#### **7. MITIGATION/RECOMMENDATIONS**

##### **7.4 Bats**

*7.4.1 Work at night should be restricted, new planting within the site should enhance structural diversity and light spill onto the boundary should be minimised.*

*7.4.2 New roosting provision for crevice dwelling bats could be incorporated into the buildings on site or bat boxes could be erected in retained trees.*

*7.4.3 Overall it is considered there is more than sufficient scope for mitigation and compensation at the site such that there will be no adverse impact on the favourable conservation status of bats affected by the proposal.*

## 7.5 Birds

7.5.1 Nesting by birds within the development area is considered unlikely to occur. Birds may nest within hedges on the periphery of the site.

7.5.2 Any vegetation to be trimmed or cleared should be checked for nesting birds before it is removed. Ideally this should occur outside the bird nesting period March- September. If vegetation clearance is to occur in the March-September period a check for nesting birds should be conducted first by a suitably qualified individual.

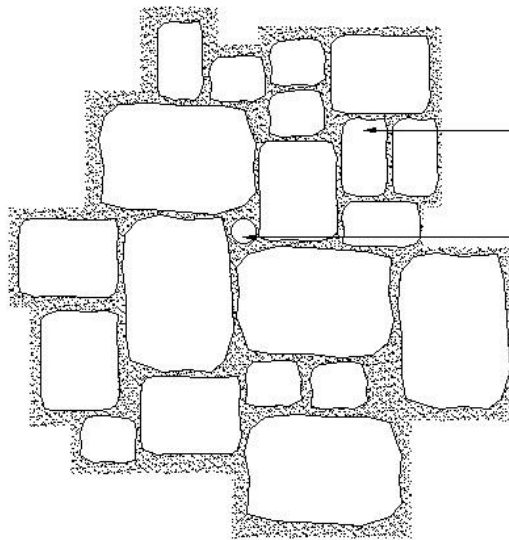
7.5.3 New planting within the site and the retention of trees and shrubs on the site boundary will maintain the ecological functionality of the site for breeding birds.

7.5.4 Artificial bird nesting sites for swallow could be incorporated into the new buildings under the eaves in suitable locations.

7.5.5 If nesting birds are found at the site all site works shall cease and further ecological advice shall be sought with a view to a detailed method statement and programme of mitigation measures being prepared and implemented.

We are proposing 3 Swallow nests built into the walls of the house. The location of these nests are highlighted Blue on the elevations below.





Typical Face Of Wall

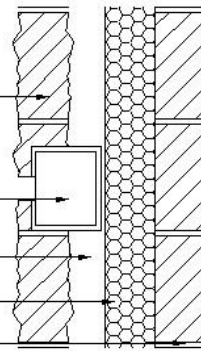
Browns Quarry Stone  
Cropped & Tumbled

Built In Swallow Nest

Cavity

Insulation

Block Work



Typical Swallow Nest Section

As well as the above we will also incorporate bird and bat boxes in the woodland to the West of the main houses. The boxes we proposed are:-



X2 Bat Box



x2 Bird Box



X2 Bat Box