

Ribble Valley Borough Council
Department of Development
Church Walk
Clitheroe
Lancashire
BB7 2RA



12th May 2021

PWA Reference: 21-1053

320210512

Dear Sir/Madam,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY PLANNING CONDITION 6 RELATING TO PLANNING APPLICATION REFERENCE 3/2017/0775 FOR THE SITE AT PENDLE VIEW FISHERIES, A59, BARROW, LANCASHIRE, BB7 9DH.

PWA Planning, on behalf of Josh Hocking, the new owner of the above site, seek approval of the details reserved by planning condition no. 6 attached to planning permission ref. 3/2017/0775 relating to the site at Pendle View Fisheries, A59, Barrow, Lancashire, BB7 9DH, for which the description of development is:

"Variation of condition two from planning permission 3/2015/0426 to allow layout revisions in order to retain existing pond and to revise the locations of the lodges and cabins to the north west of the site."

The Council will be aware of the past history of this site and the difficulties the previous owner had in progressing the approved scheme. Works on the site in connection with the approved schemes were begun by the former owner back in December 2017 however, due to financial reasons, the owner placed the works on hold and had to put the site up for sale. As the recent purchaser of this site, Josh Hocking, began works to the existing main building and on the surrounding land closest to this in January 2021. This included general vegetation and site clearance works initially, moving onto engineering/levelling works beyond the main house/building/car park on site. PWA Planning have been advising the applicant on planning related matters since this time.

Condition 6 of application 2017/0775 reads as follows,

No tree felling, vegetation clearance works, site clearance works, demolition work or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless the site has been subject to additional surveys by a competent ecologist, the results of which shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the ecological survey/s.

In order to ensure compliance with this condition, and due to the time of year, Ecology Services were instructed to provide further advice in respect of any vegetation clearance works, site clearance works, demolition work or other works that may affect nesting birds that would take place beyond the 1st March



2021 and to carry out a breeding bird survey in the area being developed. The findings of this survey can be found within the advice letter dated 30th April 2021 from Ecology Services that accompanies this letter.

Prior to works commencing in March, and in order to avoid any potential areas where birds could be breeding, the applicant imposed non-working zones in the areas set out below in Figure 1. Any ground workers on site are advised of this and the plan is on the wall in the site office for reference.



Figure 1 – Non-working zones on site.

Further work to date on site, which started on the 15th of March 2021, included the following,

- Remove all rubbish, fridges, freezers, sofas, fuel spillages, smashed up lodges, old static caravan from site,
- Level the ground around phase 1 & 2 preparing for work to start in April,

Further development work started on the 26th of March 2021, including the following,

- Lay electric cable for 12 lodges,
- Lay water mains for 12 lodges,
- Stone 5 bases,
- Lay plumbing waste pipe for 12 lodges,

All work highlighted above has been carried out to date outside the non-working zones highlighted in Figure 1, and advice has constantly been sought, and given, by Ecology Services. This has been as and when they themselves have been attending the site to carry out any surveys they have been instructed to do, but also on occasion when queries or encounters have been raised by the applicant or workers on site.

This is where the applicant is up to now with the following works anticipated to be carried out over the next 3 months, including,

- Stone remaining 7 bases,
- Put services to all 12 bases,
- Topsoil,
- Seed,
- Concrete 12 bases, and
- Create gravel road with timber edges.

This work is encompassed within the area outlined in Figure 2 below, which is effectively Phase 1 of the development.



Figure 2 – Phase 1 of the development.

As advised by Ecology Services, as works cannot take place outside the nesting season, the following measures will continue to be adopted moving forwards, namely,

- ✓ Careful adherence to the Ecology Services Advice Letter,
- ✓ All contractors to attend a tool box talk by Ecology Services,
- ✓ Any vegetation and/or buildings proposed for disturbance and/or removal will be carefully checked by an ecologist immediately prior to works commencing,
- ✓ If a risk of nesting birds remains, then further monitoring for nesting bird activity in the development area will continue for the duration of any works, and
- ✓ If birds are found to be nesting within or in close proximity to the work area during works, a further exclusion area will be established in agreement with the ecologist, the details of which will be determined by the bird species and nature of the proposed works.

As ecologists from Ecology Services will be on site throughout the coming 2-3 months, carrying out further surveys around the site, they will assist in the monitoring of works and adherence to the above.

We respectfully request that the above details and the advice letter from Ecology Services be considered sufficient to discharge the condition in question. We also request that the LPA keep in contact whilst processing this application with any further information that might be required being requested rather than refuse the application.

I trust that you will find the application to be in order but if you have any problems, or should you require any clarification or additional information, please do not hesitate to contact me on the telephone number or email address provided below. I look forward to confirmation of receipt and validation.

Yours Sincerely,

Graeme Thorpe MRTPI | Associate