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**Sent:** 26 October 2021 10:58  
**To:** Planning  
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**Subject:** 3/2021/1024, 20 Bank Cottages Billington BB7 9NL

**Categories:** To Upload

#### PLANNING CONDITION – PROTECTED SPECIES [BATS]

Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK.

The building contractors shall take made aware that solitary roosting bats can be disturbed or exposed beneath roof materials such as roofing slates, timber battens and roofing membranes.

Building contractors shall take additional care when removing fascia boards, verge tiles, ridge tiles, lead flashing and roofing felt..

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

#### Reason

To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population

In the event that any bats are present they will be protected from the damaging activities and reduce or remove the impact of development.

To comply with Policy DME3 of the Ribble Valley Core Strategy Adopted Version.