

Nicola Gunn

From: Jane Tucker
Sent: 06 December 2021 14:24
To: Planning
Subject: FW: Consultation on planning application 3/2021/1111 Rose Cottage, Sandy Bank, Chipping PR3 2GA

Categories: To Upload

From: David Hewitt <David.Hewitt@ribblevalley.gov.uk> **On Behalf Of** Countryside
Sent: 6 December 2021 13:37
To: Jane Tucker <Jane.Tucker@ribblevalley.gov.uk>
Subject: RE: Consultation on planning application 3/2021/1111 Rose Cottage, Sandy Bank, Chipping PR3 2GA

Sarah,

The bat ecology survey has indicated low risk and has suggested the following:

Dave

PLANING 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.

From: Jane Tucker <Jane.Tucker@ribblevalley.gov.uk>
Sent: 29 November 2021 16:06
To: Chipping Parish Council <chippingparishcouncil@outlook.com>; LCCHighways
(lhscustomerservice@lancashire.gov.uk) <lhscustomerservice@lancashire.gov.uk>; Countryside

<countryside@ribblevalley.gov.uk>

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Please will you let Sarah Heppell have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO Sarah Heppell)

The application is for a proposed two storey extension to side - amendment to previous approval 3/2021/0439.

Here is a link to view the submitted documents on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F1111

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Tel 01200 414499 email planning@ribblevalley.gov.uk