

## Nicola Gunn

---

**From:** Jane Tucker  
**Sent:** 06 December 2021 14:24  
**To:** Planning  
**Subject:** FW: Consultation on planning application 3/2021/1154 27 The Hazels, Wilpshire BB1 9HZ

**Categories:** To Upload

---

**From:** David Hewitt <David.Hewitt@ribblevalley.gov.uk> **On Behalf Of** Countryside  
**Sent:** 6 December 2021 13:34  
**To:** Jane Tucker <Jane.Tucker@ribblevalley.gov.uk>  
**Subject:** RE: Consultation on planning application 3/2021/1154 27 The Hazels, Wilpshire BB1 9HZ

Sarah,

Low risk therefore the following should suffice.

Dave

### 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.

---

**From:** Jane Tucker <[Jane.Tucker@ribblevalley.gov.uk](mailto:Jane.Tucker@ribblevalley.gov.uk)>  
**Sent:** 29 November 2021 16:49  
**To:** Wilpshire Parish Council <[wilpshireparishcouncil@gmail.com](mailto:wilpshireparishcouncil@gmail.com)>; [planning.liaison@uuplc.co.uk](mailto:planning.liaison@uuplc.co.uk); Electricity North West ([development.plans@enwl.co.uk](mailto:development.plans@enwl.co.uk)) <[development.plans@enwl.co.uk](mailto:development.plans@enwl.co.uk)>; Countryside <[countryside@ribblevalley.gov.uk](mailto:countryside@ribblevalley.gov.uk)>; LCCHighways ([lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk))

<[lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk)>

**Subject:** Consultation on planning application 3/2021/1154 27 The Hazels, Wilpshire BB1 9HZ

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

The application is for a loft conversion with a side-facing dormer.

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%2F1154](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F1154)

Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA  
Tel 01200 414499 email [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)