

From: Planning
Subject: FW: Consultation on planning application, 3/2022/1099, 4 Commons Lane
Balderstone BB2 7LP

From: David Hewitt < On Behalf Of Countryside
Sent: 16 January 2023 14:24
To: Emily Pickup <
Cc: Carly Miskell <
Subject: RE: Consultation on planning application, 3/2022/1099, 4 Commons Lane Balderstone BB2 7LP

Further emergence survey work carried out between May and September will be required, planning condition as follows:

PLANNING CONDITION – PROTECTED SPECIES [BATS]

No development shall take place until a further bat survey has been carried out during the last optimum bat activity period of May to September prior to the commencement of development. The findings of the updated survey shall be submitted to and agreed in writing with the local planning authority if such a use by bats of the dwelling is established a mitigation plan including appropriate protected species license details, shall be submitted to the local planning authority.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development work, work shall cease until further advice has been sought from a licensed ecologist.

Reason

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

Dave