

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

320230281P

26<sup>th</sup> October 2021

Dear Sir/Madam

**DISCHARGE OF CONDITIONS APPLICATION ON BEHALF OF MRS L SAGAR  
LAND AT MORAN'S FARM, PENDLETON ROAD, WISWELL, CLITHEROE BB7 9BZ.**

On behalf of our client, Mrs L Sagar we have today submitted an application to discharge conditions 4, 9 & 12 relating to Application No. 3/2020/0981

Planning permission was granted on the 17<sup>th</sup> March 2021

The following section of this letter outlines how this submission seeks to discharge conditions 4, 9 & 12 attached to the grant of planning permission.

**Condition 4** – No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority

Please refer to the following:

- **Attached Construction Management Plan**

**Condition 9** – No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority.

A new construction site access road to be formed with 300mm sub-base and a 70mm base layer.

The entrance to the site will have Heras security fencing which will be erected along the front perimeter of the site with gates positioned centrally and set back as shown on the attached Logistic Plan to allow vehicles to access/egress the site without blocking Pendleton Road.

Please refer to the following:

- **Logistics Plan drawing No ADM/MORANS/LP**

**Condition No 12** – Prior to first occupation of the development hereby approved; details of the provisions to be made for building dependent species of conservation concern, artificial bat roosting sites shall have been submitted to, approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall identify the nature and type of the artificial roosting sites and the location(s) or wall and roof elevations into which the provisions shall be incorporated.

The artificial bat boxes shall be incorporated into the development during the construction stage of the development and made available for use before the lodges hereby approved are first brought into use and thereafter retained. The development shall be carried out in strict accordance with the approved details.

Please refer to the following:

- **Logistics Plan drawing No ADM/MORANS/LP**
- **Kent Bat Box Specification ( see Appendix A )**
- **'The Kent Bat Box' will be fitted as per the attached specification to T1 (Sycamore) & T5 (Sycamore) which are located to the front of the development as shown on the Logistics Plan.**

#### **Conclusion**

I trust this submission is in order and I look forward to receiving acknowledgement shortly.

Please do not hesitate to contact me if you require any further assistance.

Yours sincerely

Andrew Morgan

ADM Design

## Appendix A – Kent Bat Box Specification

### The Kent bat box

Simple to construct, self-cleaning and low maintenance.

The only critical measurement is the width of the crevices—these should be no larger than suggested. Other measurements are approximate.

#### *Materials and construction*

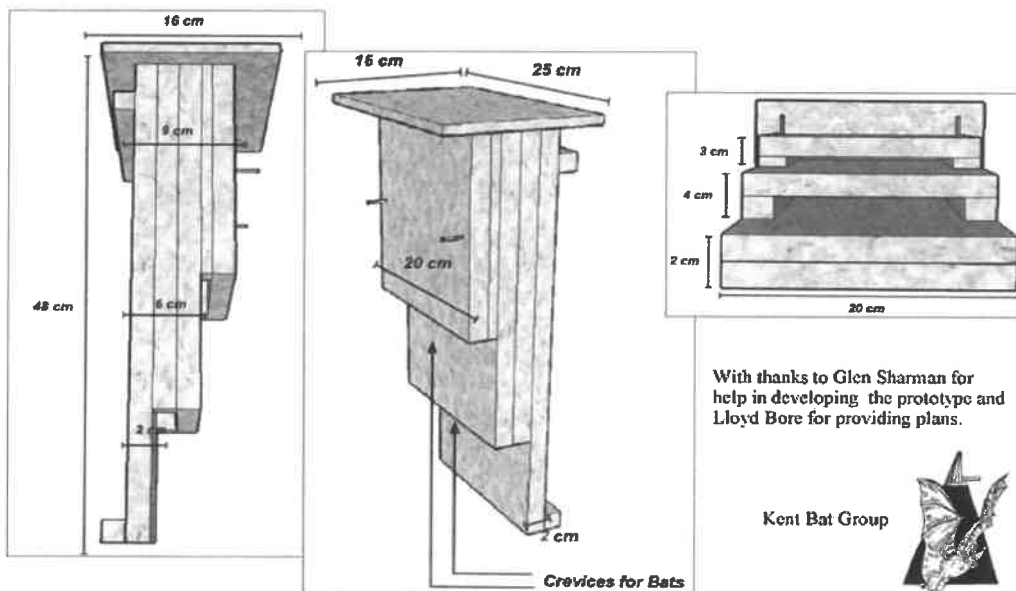
Box to be made from untreated rough-sawn timbers  
Timber should be c.20mm thick  
The box should be rainproof and draught-free  
Crevices can be between 15 and 25 mm wide  
Fixing may be by use of brackets, durable bands or wires

#### *Location*

Boxes are best fixed as high as possible in a sheltered wind-free position, exposed to the sun for part of the day.

They can be fitted to walls, other flat surfaces or trees

A clear flight line to the entrance is important



With thanks to Glen Sharman for help in developing the prototype and Lloyd Bore for providing plans.

Kent Bat Group



