



**Ecological Consultants  
Environmental and Rural Chartered Surveyors**

Your Ref: APP/T2350/W/17/3186969

Our Ref: 3089



Thursday, 08 February 2024

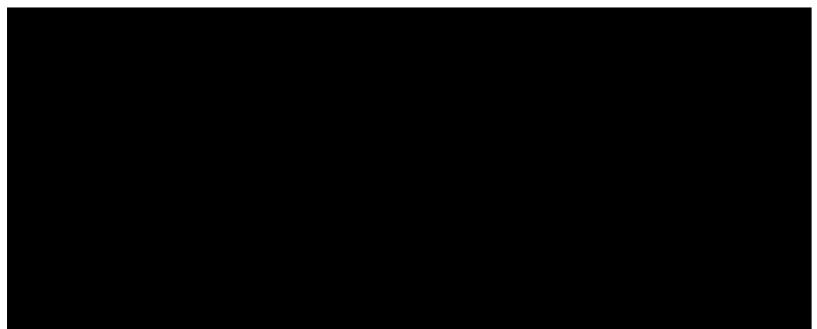
Dear Ms Rose

**RE: APPEAL REF: APP/T2350/W/17/3186969 LAND AT HIGHER ROAD, LONGRIDGE**

With regard to the planning application APP/T2350/W/17/3186969 pertaining to land at Higher Road, Longridge, we would submit the following information in order to discharge condition 13 and 14 of the planning consent;

*'13) Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the local planning authority. For the avoidance of doubt, the details shall be submitted on a dwelling/building dependent bird/bat species site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.*

*The artificial bird/bat boxes shall be incorporated during the construction of those individual dwellings identified on the submitted plan and be made available for use before each such dwelling is occupied, and thereafter retained. The development shall be carried out in strict accordance with the approved details."*



There are 123 plots, we would suggest a ratio of one box for each five units split 25% bat and 75% birds being 6 bat and 18 bird boxes.

The walls of the dwellings will be red brick. It is possible to integrate boxes into walls using the same bricks as used in construction, to provide a match.

6 x Ibstock Enclosed Bat Box 'B' will be used for bats. 18 x Ibstock Eco-habitat for Swifts will be used for birds. The holes in this swift box are suitable for swifts as well as house sparrows, small tits and bats.

These boxes have a 12week lead time for delivery and as such advance planning is required should they be used in construction. Alternative integrated boxes are available and may be substituted should supplies of the ibstock boxes not be possible. This would need to be agreed with an ecologist.

The combination of these bat and bird boxes will provide a range of roosting opportunities that will cater for a wide variety of species throughout the year. These should be positioned on gable ends, under the eaves and not above windows.

These products have been selected due to the longevity afforded to them by the material used and the low annual maintenance that will be required post-installation.

Boxes are clustered to plots on the site boundary, with easier access to habitat features, with bat boxes on South or more open aspects which will receive sunlight and heat.

A plan is attached for the suggested positions of the bat boxes within site (Figure 1, 2, 3 and 4) Plots 74, 76, 88, 89, 102 and 104

A plan is attached for the suggested positions of the swift boxes within site (Figure 1, 5 and 6) Plots 36, 37, 42, 43, 44, 45, 47, 48, 57, 58, 59, 60, 65, 66, 67, 68, 108, 109.

Boxes will be installed prior to first occupation of each house they are installed on.



- Swift Box
- Bat Box

Figure 1  
Bat and Bird Boxes

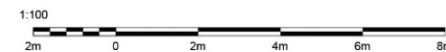




**Note** - House type square footage taken to plaster finish.

## Type H1 - 3B5P Detached (87 sqm / 936 sqft)

Open Sale - Floor Plans & Elevations - DWG: 20126\_HT\_07\_A - Scale 1:100 @ A3, Date - April 2021



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**Figure 2- Bat Box location**





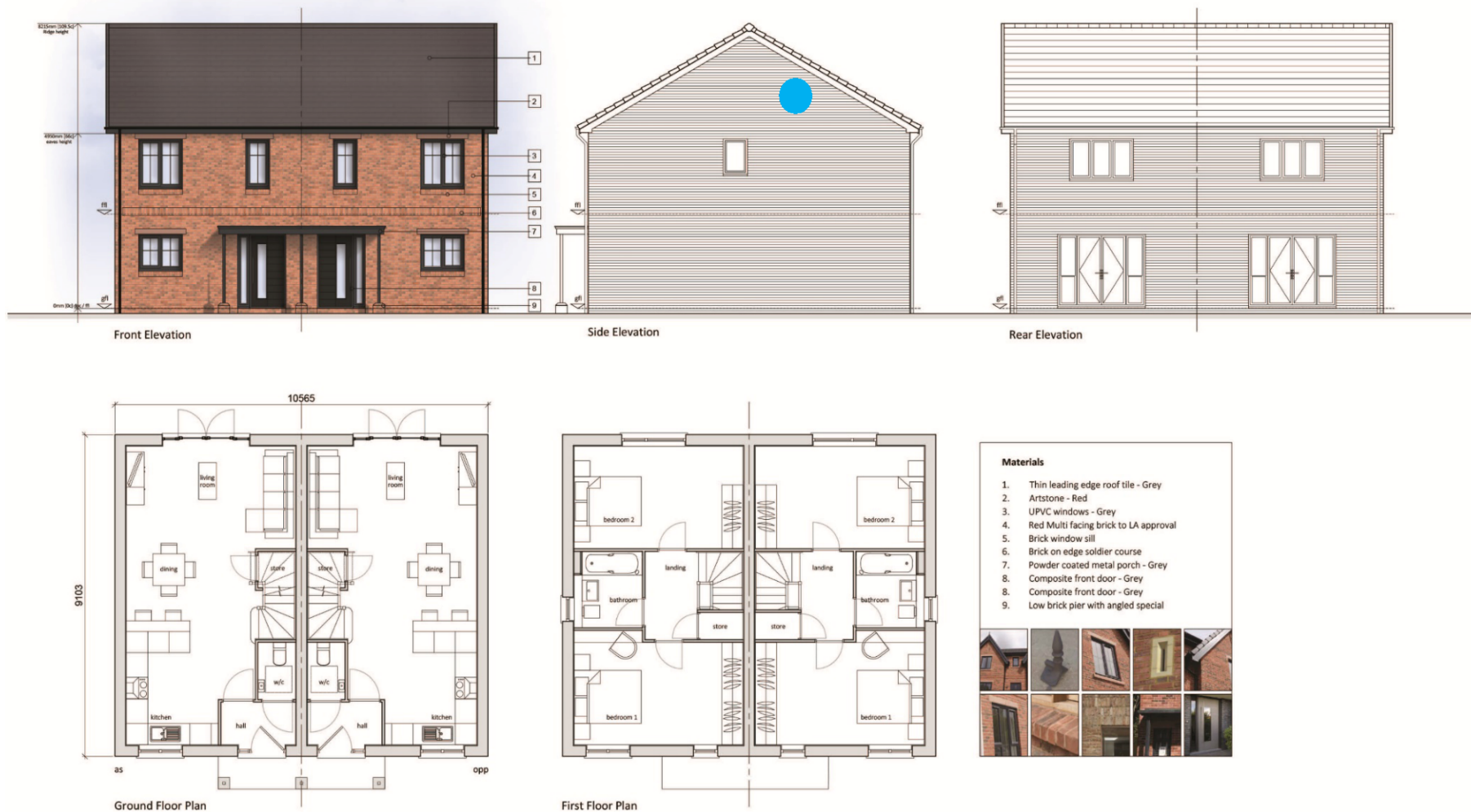
**Note** - House type square footage taken to plaster finish.

## Type H2 - 3B5P Detached (88.2 sqm / 949 sqft)

Open Sale - Floor Plans & Elevations - DWG: 20126\_HT\_08\_A - Scale 1:100 @ A3, Date - April 2021



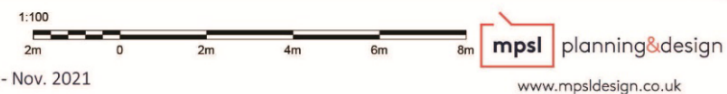
**Figure 3- Bat Box location**



**Note** - House type square footage taken to plaster finish.

## Type C1 - 2B4P Semi-Detached (80.8 sqm / 869 sqft) - NDSS compliant

Open Sale / Affordable Rent / Discounted Market Sales - Floor Plans & Elevations - DWG: 20126\_HT\_15\_A - Scale 1:100 @ A3, Date - Nov. 2021



**Figure 4- Bat Box location**



## Type C1 - 2B4P Semi-Detached (80.8 sqm / 869 sqft) - NDSS compliant

Open Sale / Affordable Rent / Discounted Market Sales - Floor Plans & Elevations - DWG: 20126\_HT\_15\_A - Scale 1:100 @ A3, Date - Nov. 2021

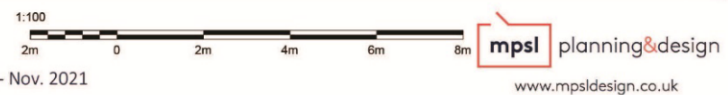


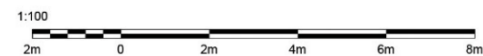
Figure 5- Swift Box location





## Type J - 4B6P Semi-Detached (95.9 sqm / 1032 sqft)

Open Sale - Floor Plans & Elevations - DWG: 20126\_HT\_09\_A - Scale 1:100 @ A3, Date - April 2021



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Figure 6- Swift Box location

***14) Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of a package of proposed mitigation measures, as outlined in Section 6 of the approved Ecological Appraisal (Report Ref: 3089 V1) has been submitted to and approved in writing by the local planning authority.***

***For the avoidance of doubt the mitigation shall include, but be limited to the provision for bat and bird boxes, the improvement of existing hedgerow, creation of refugia/hibernacula/habitat features and bee and wasp nest boxes. The submitted details shall include the timing and phasing for the Appeal Decision APP/T2350/W/17/3186969 <https://www.gov.uk/planning-inspectorate> 17 creation/installation of mitigation features and a scheme for future management and maintenance where applicable. The development shall be carried out in strict accordance with the approved details.'***

**Bat and bird box locations are detailed as per Condition 13.**

**Ecological mitigation and landscape plans showing habitat improvement works have been produced. These detail the planting of hedges, trees, scrub and woodland as well as wetland creation. P21-1399\_001D Detailed Landscape Plan 1 of 3, P21-1399\_001D Detailed Landscape Plan 2 of 3 and P21-1399\_001D Detailed Landscape Plan 3 of 3 detail management and establishment requirements.**

**The creation of refugia/hibernacula/habitat features and bee and wasp nest boxes will be undertaken within the POS.**

**At least 2 large hardwood tree trunks should be laid on their side in the POS to provide deadwood habitat and refuges for invertebrates and amphibians. Tree trunks should be at least 3m in length and 100cm in diameter.**

**At least 5 piles comprising at least 15 hardwood logs or discs 300m long should be created to the edge of the ponds and in the woodland to create habitat piles for invertebrates.**

**At least 3 insect nest boxes/ Bee boxes will be mounted on poles at least 1m from the ground within the woodland areas.**

**The habitat features do not require management and should be allowed to decay naturally. These are shown on Figure 7. Figure 8 shows examples of log piles and tree trunks.**

**These features will be created as each part of the landscaped area they are in are completed. Due to the sensitivity of these features to disturbance, they will be the last elements of the landscaping scheme in each area to be installed.**



● Habitat Feature

Figure 7  
Habitat Features







**Figure 8- Small piles of hardwood logs and larger tree trunks will be allowed to decay naturally and provide habitat for invertebrates and amphibians**

Yours Sincerely



**Andrew Gardner** BSc (Hons), MSc, MRICS  
Director Envirotech NW Ltd