

MAYBERN

PLANNING + DEVELOPMENT

Hurstwood Court Business Centre
New Hall Hey Road
Rawtenstall
Rossendale
Lancashire

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

27 August 2024

Dear Sir/Madam,

**APPLICATION FOR DISCHARGE OF CONDITIONS: To Planning Permission Reference: 3/2022/0966
Crow Trees Farm, Crow Trees Brow, Chatburn, BB7 4AA**

On behalf of Pringle Homes we submit an application to discharge condition numbers 18 (Protected Species Mitigation) and 26 (Biodiversity Enhancement) attached to planning permission reference 3/2022/0966.

This application is supported by the following relevant submission plans and documents:

- Cond. 18 (Protected Species Mitigation License)
 - Farm House - Supporting Letter (June 2024) – prepared by Envirotech
 - Barn Building - Natural England Licence confirmation for the barn building is being progressed alongside this application by ERAP Consulting Ecologists and will be provided.

- Cond. 26 (Scheme for Biodiversity Enhancement)
 - Landscape Layout (4265-101-J) – prepared by TPM Landscape
 - Habitat Bat Box 001 (stone faced) detail sheet
 - Habitat Small Timber Next Box detail sheet
 - Habitat Timber Swift Box detail sheet
 - Habitat Triple Chambered Bat Box detail sheet (trees)

The application is submitted via the planning portal and payment of the requisite application fee has also been made via the planning portal – ref. PP-13237865.

Condition 18 (Protected Species)

This condition requires the submission of a Protected Species Mitigation License issued by Natural England *or* confirmation from a qualified ecologist that proposed works do not require a licence prior to commencement of any demolition, ground works, site / vegetation clearance or construction in respect of the Grade II Listed Farmhouse or the dairy barn.

Envirotech Ecologists have confirmed in the June 2024 Letter that the location of bat roosts within the curtilage of the Farmhouse will not be disturbed by the works encompassed to that building. The location of the bat roosts are not subject to alteration, nor would the proposed works result in disturbance. Consequently, no license is required for undertaking works to the farmhouse. The second part of the

condition is therefore met in respect of this building and the condition can be discharged for this building (as similarly recently accepted to the Listed Building Consent condition discharge).

ERAP Consulting Ecologists are appointed in respect of the dairy barn building and are progressing the necessary licence for the building works with Natural England. The licence confirmation will be submitted to this application.

Condition 26 (Scheme for Biodiversity Enhancement)

The condition requires the submission of a scheme which identifies opportunities for biodiversity enhancement on site. Accordingly the Landscape Layout Plan (ref 4265-101-J) from TPM details the location of ecological enhancement measures for bats, birds and hedgehogs to be implemented throughout the site. In addition, bat bricks will be provided in the dairy barn conversion unit side elevation in light of the presence of roosts within that building.

The applicant has also submitted manufacturers detail sheets for bat boxes to be installed in the barn facade, bat boxes to be implemented on trees around the site, and bird boxes to the new dwellings and trees. The submitted plan and details have been prepared in accordance with the ecological enhancement measures outlined in the Envirotech Ecological Reports submitted with the planning application.

I look forward to receiving confirmation that this discharge of conditions application has been received and validated, however should you require any further information or clarification please do not hesitate to contact me.

Yours Faithfully



Sarah Jones
Associate
For and behalf of Maybern Planning and Development