

31 Eastfield Drive, West Bradford, BB7 7TQ

Supporting Bat Information

Response document to Emily Pickups email, dated 26th November 2024 @ 12:08.

Dear Countryside Officer,

Below we have detailed our responses to the conditions placed on the acceptance criteria for a planning approval decision.

Condition 1:

Countryside Officer comment: 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 bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall identify the nature and type of the nesting boxes/artificial roosting sites and the locations(s) or wall and roof elevations into which the above provisions shall be incorporated.

Applicant response: We are in full agreement **not** to start any works until full approval has been given. We are proposing to include **two nesting boxes / artificial roosting sites** for potential bat roosting, located at the front and rear of the property, permanently fixed within the brickwork. By locating the nesting boxes into the brickwork, this ensures permanent and a safe solution, providing an undisturbed place to nest. We did consider placing nesting boxes within the new dormers that will be erected, however, the dormers will require yearly treatment (maintenance), have no brick feature and aren't likely to be a permanent fixture without periodic replacement. We have taken guidance from a Bat Consultant, company E3P helping us form this response.

We have included an image and associated website we intend to purchase the two nesting boxes / artificial roosting sites below:



Website address: [Integrated Eco Bat Box | The Nestbox Company](#)

Please refer to the following provided drawings

PL-EASTFIELD-05 (Rear Elevation)

PL-EASTFIELD-06 (Front Elevation)

SKU:B1IEBZZZZ (Nestbox Company Integrated Eco Bat Box Detail Drawing)

Condition 2:

Countryside Officer comment: The details shall be submitted on a building dependent bat species plan and include details of the actual wall and roof elevations into which the above provisions shall be incorporated that has a minimum of 5 hours morning sun for bats.

Applicant response: We are in full agreement to this condition. Locating the two nesting boxes / artificial roosting sites at the front and rear of the property will capture day light conditions, to the requirement of a minimum 5 hours. The location will be high within the brickwork, out of human reach, and within best reach out sunlight. Details below show the positioning of the sun to the property.

Note: Planning drawings updated showing bat box location.

Bat Box 1

Bat Box 2



Front (south-east-facing) and rear (plus north-eastern) elevation

Bat box 1 located at the front of the property. **Bat box 2** located at the rear of the property.

Condition 3:

Countryside Officer comment: The artificial bat boxes shall be incorporated into those dwellings/buildings during the actual construction of those individual identified on the submitted plan before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

Applicant response: The timeline for the construction build is scheduled for the 7th December 2024, inside of the permitted time the Bat Consultant suggested. We've already contacted, registered, and paid for Ribble Valley Building Control to ensure we are following process. Jimmy Mulkerrin, Area Building Surveyor has been allocated, reference 3/2024/0570/B. The bat nesting / artificial roosting sites will be created and installed during the construction period, that Jimmy or Council representative will be able to see.

Condition 4:

Countryside Officer comment: To ensure essentially like-for like bat roosting potential is recreated in association with the new dormers the bat consultant shall be present as existing dormers are carefully dismantled outside the May to September inclusive period.

Applicant response: The construction build will be outside of May to September, commencing on the 7th of December 2024. The Bat Consultant will be present as existing dormers are carefully dismantled by hand. Use of a fibrescope at dismantling stage will be deployed, checking carefully for any bats present, or evidence of bat roosting activity. Should anything be identified i.e. finding of bats or bat roosting potential, work would be halted and the correct process of obtaining a license would be followed. The dormers will be constructed carefully, to regulation in accordance with the description shown within the planning drawing and construction drawing. The contractors will be contractually obliged to work with, give access to, and take instructions from the Bat Consultant, before and during the dismantle and the new construction of the roof / dormers, ensuring like for like access ability for bats is created.

Thank you

Applicant: Daniel Cryne

Agent: Ash Rose.

27/11/2024