

Land to the rear of The Dog Inn, Market Place, Longridge

Details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites

June 2025

REPORT CONTROL

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Primary Author	Gabriela de Amorim
Contributor	
Reviewer	Josh Hellowell

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Mr. Ben Lee ('the applicant') to the discharge of condition 22 in relation to application reference 3/2021/0275 ('the proposed development') on land to the rear of The Dog Inn, Market Place, Longridge, PR3 3RR ('the application site'). The planning application is made to Ribble Valley Borough Council ('the Council').
- 1.2. Full planning permission was granted on 10th January 2025. Condition 22 outlines that:

No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development 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 into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use.
- 1.3. This document provides details on the provision and siting of the artificial bird nest boxes and bat roosting boxes has been produced to inform the discharge of Condition 22 (See Appendix 1 for Amended Site Plan)

/2 PROVISION OF BIRD NESTING BOXES

- 2.1. Although no site-specific breeding bird assessment was carried out at The Dog Inn, national policy and local planning guidance encourage developers to contribute to biodiversity gain through measures such as the installation of artificial bird nesting features.
- 2.2. To meet Condition 22 of planning permission 3/2021/0275, it is proposed to provide six bird nesting boxes which will be installed within plots 1,2,3,4,5 and 7. These are distributed based on appropriate ecological positioning and orientation.
- 2.3. The following boxes are proposed:
- 2 x Schwegler Type 24 brick nest boxes (for small cavity-nesting birds such as tits and sparrows),
 - 2 x Schwegler Type 25 swift bricks, and
 - 2 x Schwegler 1SP house sparrow terraces (to benefit colony-nesting sparrows, a UK priority species).
- 2.4. The boxes are to be installed as follows:

Plot(s)	Box Type	Target Species	Elevation	Aspect
Plot 1 & 3	Schwegler Type 24	Blue/Great/Coal Tits	Gable Wall	North West
Plot 2 & 4	Schwegler Type 25 (Swift)	Swift (colony species)	Gable Wall	South East
Plot 5 & 7	Schwegler SP1 Sparrow Terrace	Swift (colony species)	Gable Wall	North East

- 2.5. Where used, swift and sparrow boxes are grouped or placed in colony-forming positions, such as under eaves and away from windows and vents. All boxes will be installed during construction and integrated flush into the external brickwork or under the roofline as appropriate. The Site Plan (ref. 020 C) provided in Appendix A shows where the bird boxes will be located.
- 2.6. All boxes should be installed at a height of between 2m and 4m above ground level. House sparrow terraces (Schwegler SP1) and swift nest bricks (Schwegler Type 25) should be specifically located beneath the eaves to meet species-specific nesting requirements.

- 2.7. The proposed distribution of boxes ensures the ecological needs of each targeted species are effectively met, providing suitable and sustainable nesting habitats.
- 2.8. Schwegler bird nesting bricks match standard dimensions for commercially available bricks commonly used in modern construction. Each nesting brick accommodates a 1cm mortar layer, enabling integration into any wall without modifying adjacent bricks. The nesting bricks can be installed flush to the exterior wall surface and can be rendered or finished so that only the entry hole remains visible.
- 2.9. Where feasible, bird nesting boxes should be cleaned annually, ideally between October and February. This timing minimises disturbance to birds during the active nesting period.

/3 PROVISION OF BAT ROOSTING OPPORTUNITIES

- 3.1. A total of four bat roosting features will be incorporated into the development, one Schwegler 1FR Bat Tube will be installed within plots 1,4,6, and 8.
- 3.2. These maintenance-free, integrated bat roosts are suitable for crevice-dwelling species such as pipistrelle bats and will be installed as follows:

Plot Pair	Box Type	Target Species	Elevation	Aspect
Plots 1	Schwegler 1FR Tube	Pipistrelle species	Gable Wall	Northwest
Plots 4	Schwegler 1FR Tube	Pipistrelle species	Gable Wall	Southeast
Plots 6	Schwegler 1FR Tube	Pipistrelle species	Gable Wall	Southwest
Plots 8	Schwegler 1FR Tube	Pipistrelle species	Gable Wall	Southwest

- 3.3. The bat boxes will be installed as high as possible (at least 4m high), and position near to the eaves at the gable apex. The boxes be sited on elevations that receive maximum warmth (south, east or west facing), are free from artificial lighting, and allow clear, unobstructed flight paths. They will be built into the fabric of the building during construction, discreetly flush with the wall surface to minimise visual impact and disturbance.
- 3.4. By providing artificial bat roosting features despite the absence of current use, the development aligns with national biodiversity objectives and supports the delivery of ecological enhancement.

Appendix 1



C 28-07-25 Bal & Bird box types and locations indicated
 B 28-10-24 Bung wall indicated
 A 15-12-22 Curtilage adjustment to Plots 1-4. Plots 3 & 4 moved forward 2.25m

8 No. Proposed Dwellings
 Land to the rear of: The Dog Inn,
 Market Place, Longridge, PR3 3RR
 NGJ Holdings Ltd

Planning Application
 Proposed Site Plan
 DATE Sept 2022

JOB NO 3343
 DRAWING NO 020
 REVISION C
 SCALE 1 : 200 @ A1



2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

01772 369 669

www.pwaplanning.co.uk