


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2016/0472	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	AB	
DELEGATED ITEM FILE REPORT:		CONDITION DISCHARGE

Development Description:	Discharge of Condition(s) 26 (Protected Species Survey Report-Bats) and 52 (Crested Newt Advice) of planning permission 3/2014/0183.
Site Address/Location:	Land at Malt Kiln Brow Chipping PR3 2GP

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES:
Ribble Valley Core Strategy DMG1 – General Considerations DME3 – Site and Species Protection and Conservation
National Planning Policy Framework

ASSESSMENT OF PROPOSED DISCHARGE OF CONDITION:
The application seeks to discharge condition(s) 26 (Protected Species Survey Report-Bats) and 52 (Crested Newt Advice) of planning permission 3/2014/0183.

Condition 26:
No works associated with the bridge to access the relocated cricket pitch shall commence until an updated protected species survey of the bridge has been carried out during the optimum period, the results of which shall inform any Natural England European Protected Species licence application required. The findings and details of the updated survey and any licence application shall be submitted to the Local Planning Authority.

An updated Protected Species Survey Report has been submitted and details the findings of further activity surveys that have been undertaken at the bridge in summer 2015. Two dusk emergence surveys and one pre-dawn re-entry survey found no bat roosting activity. However, due to the presence of a small number of bat droppings it is recommended that a precautionary approach be undertaken and that work be completed in accordance with the recommendations of the report.

Condition 52:
No development on a parcel of land (as defined on Dwg No 05024_MP_00_105) shall take place until a great crested newt survey has been carried out during the optimum period March/April/May/June inclusive for pond/terrestrial/egg and larvae - July/August for Habitat and larvae - September for Habitat and November/December - for Hibernating newts. The findings of the survey should include details of Habitat Suitability Index [HSI] Assessment, Presence/Absence details, population size and mitigation/translocation details.

The applicant has provided an advice note in order to ascertain the impact of the proposed development on Great Crested Newts. The document states that rather than undertake a

terrestrial habitat survey which is an inefficient method of surveying, a precautionary approach to development would minimize impacts on great crested newts. The note identifies a number of reasonable avoidance measures (RAMS) and basic mitigation measures to avoid potential habitat loss. Condition 11 is discharged insofar that the submitted details are agreed by the Local Planning Authority. There remains the need however to ensure the works are completed in accordance with the recommendations of the advice note.

RECOMMENDATION:

That condition(s) 26 and 52 be partially discharged.