

[REDACTED]

From: [REDACTED] on behalf of Countryside
Sent: 17 January 2023 15:16
To: [REDACTED]
Cc:
Subject: RE: Re Consultation of application of 3/2022/1179 at Knott Gate Townend Slaidburn BB7 3EP

[REDACTED]

I suggest we condition accordingly:

A Natural England licence will be obtained prior to work commencing on the South[1]east external walls if they are to be pointed or scaffolded. All contractors on the site will be made aware of the possible presence of bats prior to the commencement of work and location of the bat roosts. Contractors will be provided with the contact details of an appropriately qualified individual who can provide advice in relation to bats at any time during work. In the event that bats are found during work, unless the action has already been cleared by a suitably qualified individual, all work will cease and an appropriately qualified individual will be contacted for further advice. . Contractors will be observant during demolition work for bats which may use the building if new areas of the roof are exposed and left open overnight. Bats are opportunistic and may make use of gaps opened up during work overnight.

If it is necessary to remove a bat to avoid it being harmed, gloves should be worn. It should be carefully caught in a cardboard box and kept in the dark in a quiet place until it can be released at dusk near to where it was found, or moved to an undisturbed part of the building, with outside access, and placed in a location safe from predators. If bats or bat roosts are found during work, all work should cease. The site will need to be re-assessed in regard to its use by bats. A Natural England licence will be required if continuing work is, on balance, likely to result in the disturbance, killing or injury of bats or the alteration, destruction or obstruction of roost site.

Remove all roof coverings by hand only. Subject to the requirements of the PSML an ecologist will be required on site at the start of works to confirm the absence of roosting bats and or to undertake an exclusion. Create at least eight gaps along the eaves lines of the building which allow access to the wall tops under the eaves during any re-roofing which is undertaken. A plan for these type of roost is shown on Figure 8. These potential roost sites will be a significant improvement on existing site conditions. There is no need to restrict the timing of work. Use of the structure by bats is equally likely to occur at any time of the year but will be at low levels.

[REDACTED]

[REDACTED]

Sent: 12 January 2023 15:08

[REDACTED]

Subject: Re Consultation of application of 3/2022/1179 at Knott Gate Townend Slaidburn BB7 3EP

Please will you let [REDACTED] have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk [REDACTED])

The application is for Application for planning permission for reconfiguration and restoration of an existing listed property and work to an existing outbuilding within the curtilage to be used as an annex. Resubmission of application 3/2022/0683.

Here is a link to view the submitted documents on our website

Planning Application - Ribble

[Valhttps://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F1179](https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F1179)
Borough Council