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## Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Ms

First name

Amanda

Surname

Rafferty

Company Name

### Address

Address line 1

Jackson Hill Bungalow

Address line 2

Ratcliffe Wharf Lane

Address line 3

Lancashire

Town/City

Forton

Country

United Kingdom

Postcode

PR3 0AN

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Remodeling of existing dwelling to include two story side extension and balcony, raising roof to create first floor, erection of porch and exterior cladding alterations

Reference number

21/01440/FUL

Date of decision (date must be pre-application submission)

30/03/2022

**Please state the condition number(s) to which this application relates**

Condition number(s)

6. Within 3 months from the date of this permission a Landscape and Habitat Creation and Management Scheme, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall identify the opportunities for biodiversity enhancement on site including (but not limited to):

- 2 x Bird Boxes
- 2 x Bat Boxes

The Landscape and Habitat Creation and Management Scheme shall be carried out in accordance with the approved details.

Has the development already started?

- ☐ Yes  
☒ No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes  
☒ No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

The Bat Conservation Trust advises that the following conditions are ideal when locating a bat box:

Where bats are known to feed and navigate (close to hedges and tree lines);  
Ideally at least 4m above the ground (where safe installation is possible);  
Away from artificial light sources (to protect them from predation); and  
Sheltered from strong winds and exposed to the sun for part of the day (usually south, south-east or south-west).

It is proposed that 2 National Trust CJ Wildlife Glaims Bat Box with easy entry point and grooved ladder to assist entrance are affixed to an existing tree within the curtilage of the property. The tree is an established tree, close to the hedge line and due to its location within the curtilage is away from sources of artificial light. The boxes will be affixed to the tree at 4 meters on the south/south-west facing side of the tree.

A bird box already exists within the curtilage of the property and has been in use for several years. A further two National Trust CJ Wildlife Vail Nest Boxes will be placed within the curtilage of the property.

The RSPB advises that:

Boxes for tits, sparrows or starlings should be fixed two to four metres up a tree or a wall.  
Unless there are trees or buildings which shade the box during the day, face the box between north and east, thus avoiding strong sunlight and the wettest winds.

The bird boxes will be affixed to an established tree to the rear of the property at a minimum height of 2 meters. There are other existing trees nearby to the proposed tree to which the boxes will be affixed and the dwelling house is also close by, therefore sufficient shade will be provided.

The work to install both the bat and bird boxes will be completed by September 2022.

In addition to the above, circa 50 sapling trees are to be planted within a section of the curtilage of the property (which totals 5 acres).

The Woodland Trust advises that:

We always recommend planting trees when they're dormant and so less likely to get damaged. Tree planting season runs between November and March.

The sapling trees will be planted between November 2022 and March 2023, the next planting season. A mix of native trees will be planted including, Rowan, Hazel and Silver Birch.

It should also be noted that already existing within the curtilage of the property is a large and well established insect house.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

06/04/2022

Details of the pre-application advice received

A plan would be suitable showing the location of the bird and bat boxes and where they will be within the site, ie: on the elevations of the building or trees buildings within the curtilage . Some specialist knowledge of the best place to put bat boxes would help. Then a product specification of the type of bird and bat box to be provided. You would submit that as a condition to be discharged (the forms are on the website) and we would consult GMEU and depending on their response the condition would be discharged. You could also indicate the area of proposed tree planting for information purposes .

## Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Amanda Rafferty

Date

20/04/2022