

Condition #4

Notwithstanding any description of materials in the application no replacement roof tiles shall be installed until samples and / or full specification has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, size, colour and texture of the materials.

The development shall be carried out using only the agreed materials and method of construction and shall be retained at all times thereafter.

Reason: To ensure that the external appearance of the building(s) reflects the existing property and preserves the character and appearance of the Lathom Conservation Area and the special architectural and historic character of a listed building in accordance with the provisions of Policies GN3 and EN4 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Response: A sample tile of the proposed reclaimed Welsh natural slate was hand-delivered to the WLBC office at 52 Derby Street at 3.00pm on Friday 19th May. On delivery, Mr Duffy quoted the planning application number 2022/0605/FUL, the location address and post code and his contact telephone number. We are still awaiting response.

Condition #5

No building shall be occupied/brought into use until details of bird nesting boxes (number, type and location on an appropriately scaled plan) to be erected on the site have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: The proposed development will result in the loss of bird breeding habitat and as such mitigation is required in order to comply with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Response: Please see below, photographs showing the installation of two Schwegler Woodcrete Nest Boxes1B, as per the recommendations in the Preliminary Roost Assessment report from Principal Ecologist, Lizi Pimlott BSc (Hons) MSc MCIEEM MRSB (dated 16th September 2022).

Nest Box #1



Next Box #2



Condition #6

No building works are to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then the building, is to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: In the interests of biodiversity conservation and to comply with Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Response: Please see the attached Supervision File Note from Mel Reid BSc (Hons) MRes MRSB, Senior Arborculturalist & Ecologist (dated 3rd July 2023), confirming 'the remaining proposed works can now continue without supervision by an ecologist.'

Condition #8

The development works including the precautionary working method and the provision of at least 2 bat boxes on-site shall be conducted in full accordance with the recommendations set out in the submitted Bat Emergence and Re-entry Surveys report (Arbtech) and the associated letter dated 19/10/2022 (Arbtech), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policies GN3 and EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

Response: Please see below, photographs showing the installation of two Beaumaris Woodstone Bat Boxes as per the recommendations made in the Bat Emergence and Re-entry Survey report from Principal Ecologist, Lizi Pimlott BSc (Hons) MSc MCIEEM MRSB (dated 22nd September 2022).

Bat Box #1



Bat Box #2

