SOUTH HOLLAND DISTRICT COUNCIL

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

Lucks Bridge Farm

Address Line 1

South Drove

Address Line 2

Pode Hole

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE11 3ED

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

Easting (x)

523835

Northing (y)

317506

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Surname

Avery

Company Name

Address

Address line 1

Lucks Bridge Farm House

Address line 2

South Drove

Address line 3

Pode Hole

Town/City

Spalding

Country

Postcode

PE11 3ED

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Ms

First name

Harriet

Surname

Austin

Company Name

Austin John Architectural

Address

Address line 1

Rualen

Address line 2

Mill Green Road

Address line 3

Pinchbeck

Town/City

Spalding

Country

Postcode

PE11 3PU

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

Demolition of existing dwelling and outbuilding and erection of 2 storey dwelling

Reference number

H03-0445-21

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

03/02/2022

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

Condition number(s)

13

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

7.
Bat roosting requirements.

Bat boxes installed - I attach some photographs showing the boxes installed at the recommended height of 4-6m positioned in south / south-westerly aspect.
We have updated the drawings annotating the desired bat bricks as recommended.

* The demolition works as part of the development proposals would result in the destruction of roosts of common bat species. A Natural England bat mitigation licence for the site must be secured to proceed with the works lawfully. Prior to works commencing compensatory bat roost provisions must be installed at the site, to translocate any bats found away from the building/works area. An appropriate bat box to be installed away from the building prior to works would be a tree-mounted bat box of long-lasting woodcrete material such as the 'Schwegler 2F' or the 'Greenwood's Ecohabitats' bat box at a height of between 4m and 6m, adjacent to commuting habitat such as tree lines, hedgerows or woodland edge, between a southwest to southeast aspect, and away from artificial light sources. If no suitable trees are available, the box may be mounted on a pole.
8. * Post-development, four permanent integrated bat roosting features should be installed on the building to compensate for those lost. The integrated bat roosting features could be either raised bat access tiles on the roof pitch or integrated bat boxes within the brickwork of the building, with suitable locations at the north facing gable apex and south facing gable apex. Suitable models of integrated bat boxes for brickwork include the 'Vivara Pro Build-in WoodStone Bat Box', or the '1FR Schwegler Bat Tube'. Breathable roofing membranes, which are known to cause bat mortality via entrapment, should not be used. Hessian backed Type 1 bitumen felt is appropriate for roosting bats.

Details are annotated on the drawings for bat roosting bricks and swift bricks. These will be installed during construction.

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

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

Harriet Austin

Date

07/09/2022