



RIBBLE VALLEY
BOROUGH COUNCIL

28 JUN 2011
FOR THE ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110509P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	Dr	First name:	Zakrewski
Last name:			
Company (optional):			
Unit:	House number:	House suffix:	
House name:	C/O Agent		
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	Mr	First name:	A
Last name:	KINDER		
Company (optional):	Reedley Town Planning		
Unit:	House number:	House suffix:	
House name:	Reedley Business Centre		
Address 1:	Redman Road		
Address 2:	Reedley		
Address 3:			
Town:	Burnley		
County:	Lancashire		
Country:			
Postcode:	BB10 2TY		

3. Description of Proposed Works

Please describe the proposed works:

new access and two storey side extension and porch extension

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3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

See drawings
attached.

6. 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)

Please tick if the full contact details are not known, and then complete as much as possible: ☒

Officer name:

Reference:

Date (DD MM YYYY):

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☒ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☒ Yes ☐ No

If Yes, please describe:

See drawings
attached.

9. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member
- Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	Red brick and render	Render to match existing	☐	☐
Roof	slate	Natural slate to match existing	☐	☐
Windows	white upvc	white upvc to match existing	☐	☐
Doors		Timber	☐	☐
Boundary treatments (e.g fences walls)	Red brick wall	Red brick wall	☐	☐
Vehicle access and hard-standing		Tarmac	☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

drawings 2A/01 DWG 02
2A/01 DWG 03
2A/01 DWG 04

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

23/6/11

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

--

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

12. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:



Date (DD/MM/YYYY):

23/6/11

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates as listed below:

Name of Tenant	Address	Date Notice Served
	N/A	

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee: £150.00



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



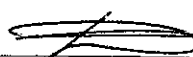
14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



23/6/11

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01282 834834

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

01282 451666

Email address (optional):

planning@reedley.co.uk

17. 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? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

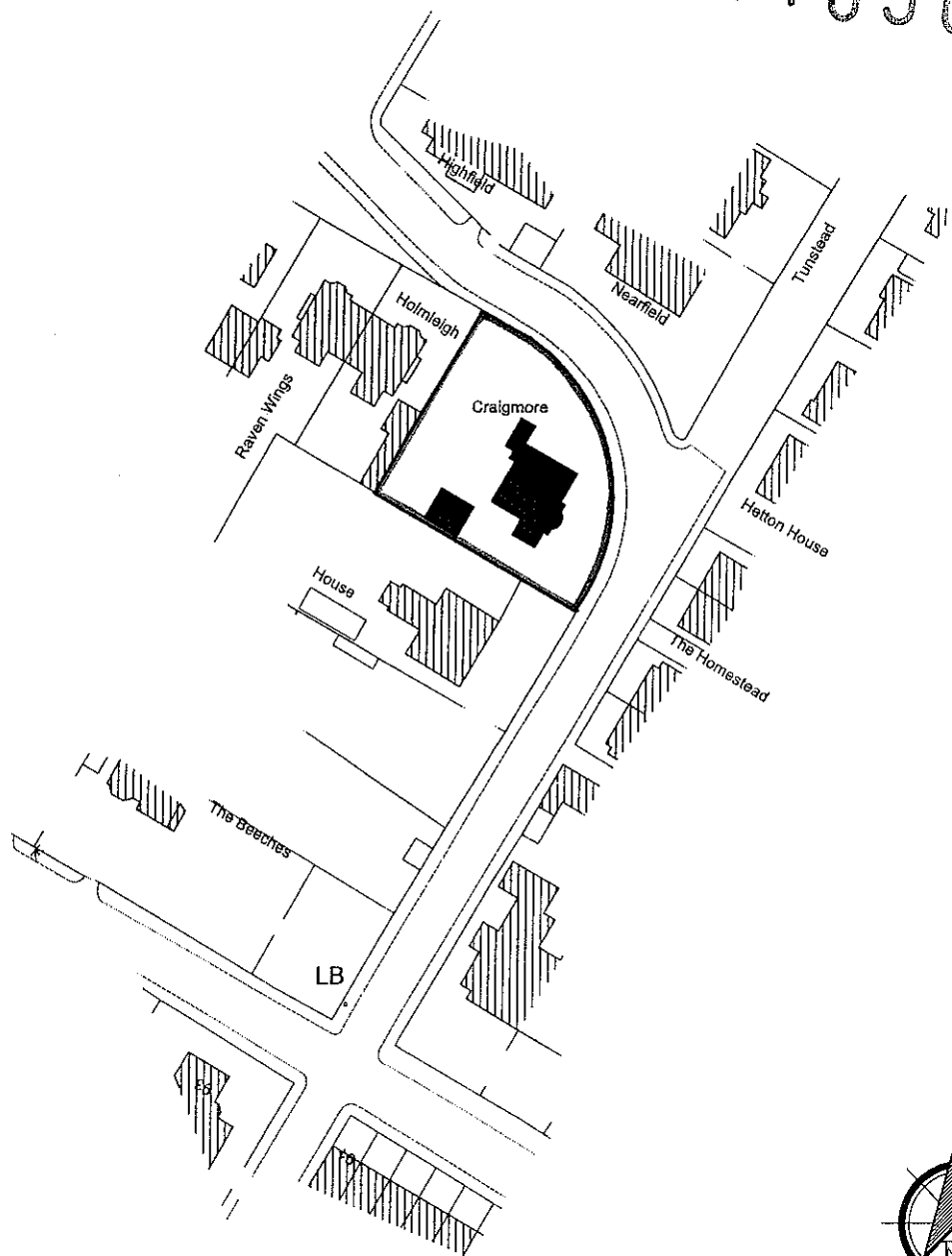
If Other has been selected, please provide:

Contact name:

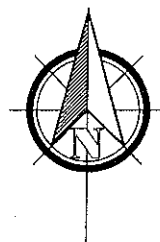
Telephone number:

Email address:

320110509P



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Reedley

Chartered Town Planning &
Architectural Consultancy

2 Reedley Business Centre, Redman Road
Reedley Burnley, Lancashire, BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Craigmore
Eastham Street
Clitheroe

Client: Mr & Mrs Zak

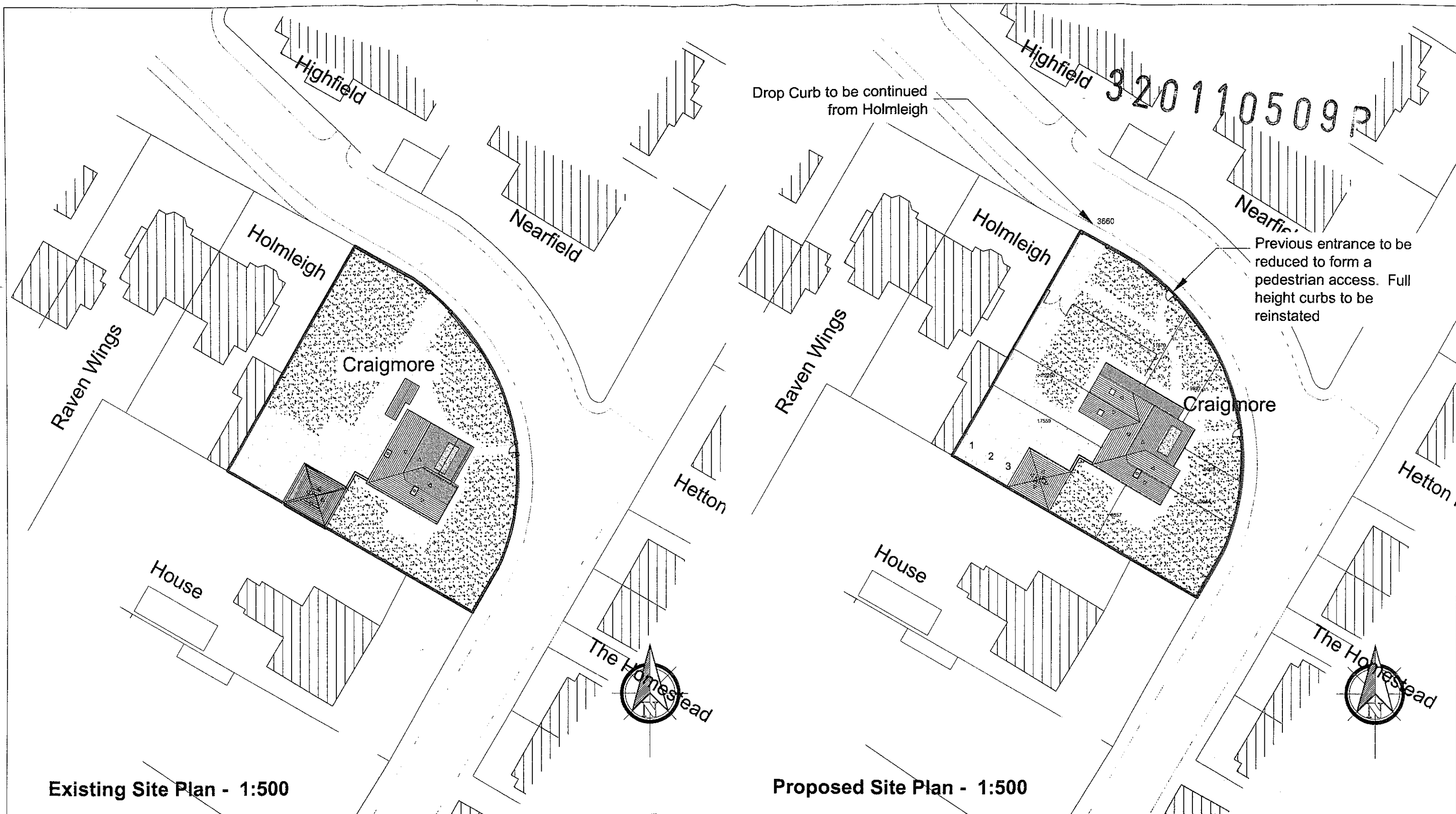
SITE LOCATION PLAN

Project No: ZA/01 Dwg 01

Scale: 1:1250

Date: 06.11

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2 Reedley Business Centre, Redman Road
Reedley, Burnley, Lancashire, BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Title: Craigmore
Eastham Street
Clitheroe

Client: Mr & Mrs Zak

Project No: ZAC/01 Dwg 04

Scale: 1:500

Date: 20.07.11

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earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE

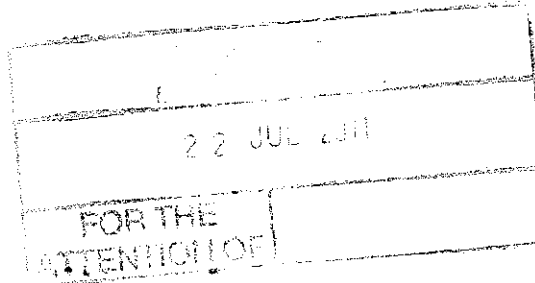
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

320110509P

Mr J Zakrzewski

'Craigmore'
Eastham Street
Clitheroe
Lancashire
BB7 2HY

8 July 2011



Re

Dear Mr Zakrzewski

Re: Protected Species Survey (Bats): Craigmore, Eastham Street, Clitheroe, BB7 2HY

Introduction

You have requested a protected species survey at the above property (via an instruction from Reedley Town Planning), as a condition of a planning application to Ribbles Valley Borough Council for building alterations.

The local authority requires an appraisal of the impact of the development on all protected species in accordance with PPS9. Additionally mitigation procedures are required to protect bats and their roosts and to ensure there are *'no adverse effects on the favourable conservation status of a bat population'*.

A scoping survey and daylight inspection was undertaken on Tuesday 5 July 2011 between 11.00 and 11.30. The weather at the time of the inspection was warm, dry and bright (max temperature: 21.5°C; cloud cover: 80%; wind: light southerly breeze) providing optimal conditions for a daylight scoping survey.

The inspection has found no evidence of bat activity and therefore it is highly unlikely that bats will be disturbed during the proposed building alterations.

Survey methodology

The protected species survey provides a daylight assessment of the property (daylight scoping survey - bats)

The aim of a bat inspection is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats have ever been active within any part of the property that will be affected by the building operations.

A desk study including a local data search was undertaken to identify significant records of bat activity within 0.5 km of the property.

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (BCT – *Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, i.e. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a feeding and resting area.

The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1990; current NE licence No: 20103384, (Conservation, Science and Education)

Constraints

The inspection was carried out using 'non-intrusive' survey techniques to determine bat activity within the buildings. (reference: *Bat Surveys*, BCT, 2007, p23).

Activity loggers and / or ultrasonic bat detectors were not used during the daylight scoping survey.

Evening emergence and / or dawn re-entry surveys at the property have not been undertaken.

The survey is designed to determine the likely presence of bats within the building and does not necessarily prove absence

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area

Data search

A local data search was carried to identify records of bat activity within 0.5km of the site. The following bat species are known to be present throughout the Ribble Valley (source - NBN 10km square SD74 / ELBG):

- | | |
|--------------------------------|---|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Whiskered bat / Brandt's bat | (<i>M. mystacinus</i> / <i>M. brandtii</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>) |
| • Common long-eared bat | (<i>Plecotus auritus</i>) |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>) |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>) |
| • Noctule bat | (<i>Nyctalus noctula</i>) |

The following websites and datasets were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. North Lancashire Bat Group
4. East Lancashire Bat Group
5. Lancashire Biodiversity Partnership
6. Biological Heritage Sites Partnership (LCC, NE and LWT)
7. EED dataset (Lancashire bat records 2000 - 2011)
8. Magicmap interactive map
9. Natureonthemap (Natural England)
10. Multimap
11. Google Maps
12. MARIO - Maps and related information online (Lancashire County Council).

There are no records of roosting bats at this property; the nearest record of roosting bats within a residential property (pipistrelle maternity roost) is at NGR: SD 741426 approximately 200m north of this site.

The property (figures 1 and 2) is a two storey detached house with traditional brick cavity wall construction and pitched timber-framed roof. There are two enclosed roof voids (figure 5) and a third void has been converted into an attic bedroom. The house has rendered brick walls and all windows and doors are D/G sealed uPVC units. The slate roof is un-lined and back-pointed with mortar (figure 6). The two enclosed roof voids are insulated with a rock-wool material laid over the ceiling joists

There is a detached single storey outside shed (outlined in yellow - figure 2). This has two separate rooms used as storage and workshop. The slate roofs are not lined and the eaves are under drawn with plaster board. The building appears to be dry, light and unheated and the windows are single glazed and well-sealed.

The proposed building alterations include extending the attic accommodation into an existing roof void, requiring modifications to the roof (area outlined in red - figure 2)' additionally the out-building shown in figure 2 will be removed.

Existing property (images)



Figure 1:

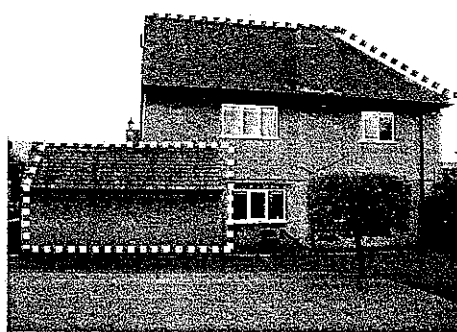


Figure 2:



Figure 3:

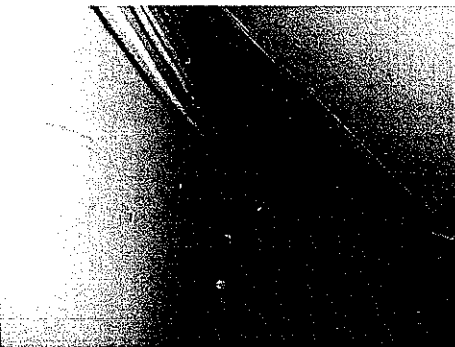


Figure 4:

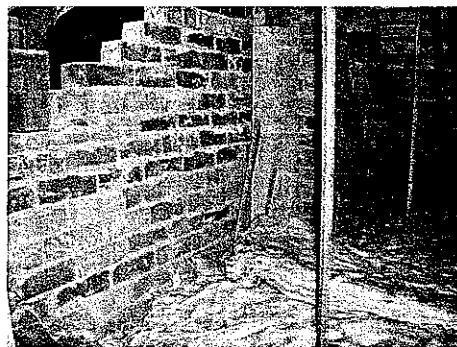


Figure 5:

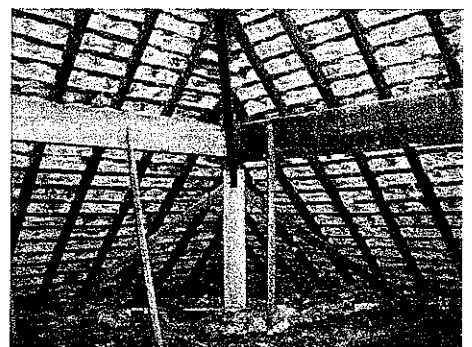


Figure 6:

Location of the property

NGR: SD 743424. Elevation: 80m. The property is located close to the centre of the town within a well-established residential district and close to properties of similar age, design and construction. The property is not adjacent to woodland, area of standing open water or water channel. The nearest significant water course is the Mearley Brook more than 0.5km east of the site; there is extensive riparian woodland close to Brungerley Bridge and Brungerley Park beside the River Ribble approximately 1km north west of the property.

There are no designated nature conservation sites adjacent to the property – ie Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Cross Hill Quarry is the nearest RIGS site within 0.75km to the north-east; a well-wooded nature reserve and recreational space providing high-value feeding, foraging and commuting habitat for several bat species including pipistrellus, plecotus and myotis species.

Survey results

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There is no evidence of bat activity at this property.

All external features of the building including internal roof voids were inspected for evidence of roosting activity; there are no signs of bat droppings, discarded feeding remains or other indicative signs normally associated with roosting activity

It is very unlikely that bats have ever been present within the property.

Evaluation of results

- The conservation significance of building is currently very low / negligible
- All external features of the building are very well-sealed and secure therefore the potential of this property to support roosting, resting or perching bats is considered to be negligible / very low.
- The potential of the existing building to support a maternity roost, hibernation roost or transitory / mating roost is also very low.
- The surrounding land / habitats provide sub-optimal feeding, foraging and commuting habitat for bats; the site is not adjacent to high-value feeding and foraging habitat and there are no extensive areas of broadleaved woodland, plantation, riparian habitat, open water or river channel adjacent to the site

Summary and recommendations

The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population

In the unlikely event of bats being exposed or vulnerable to harm during the proposed works you should follow the mitigation procedures outlined below and seek further advice

The scale of impact of the development at site level on local bat populations is likely to be negligible or low.

Further survey effort at this site is not recommended.

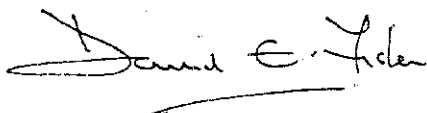
The scale of impact of the proposed development at site level on local bat populations is negligible.

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

MITIGATION NOTES:	
ACTION:	METHOD:
1. Timing constraints	None
2. Removal of roofing materials	There is a very low risk of accidentally exposing roosting bats at this property; however, you should be aware that isolated bats are 'occasionally' found roosting beneath roofing materials, most frequently between May and November. All parts of the property including the out-buildings are low risk.
3. Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed. All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials, stop work and seek advice before continuing work in this area.
4. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.
7. Post-development monitoring	None, no further survey effort is required.

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council.

Yours sincerely



David Fisher