



RIBBLE VALLEY  
BOROUGH COUNCIL

|             |              |
|-------------|--------------|
| 29 JUN 2011 |              |
| FOR THE     | ATTENTION OF |

For office use only

Application No

320110510P

Date received

Fee paid £

Receipt No:

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

## Application for Planning Permission Town and Country Planning Act 1990

### Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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:              | Mr & Mrs           | First name:   |  |
| Last name:          | Monk               |               |  |
| Company (optional): |                    |               |  |
| Unit:               | House number:      | House suffix: |  |
| House name:         | The Farmhouse      |               |  |
| Address 1:          | Cunliffe Moss Farm |               |  |
| Address 2:          |                    |               |  |
| Address 3:          |                    |               |  |
| Town:               | Mellor             |               |  |
| County:             |                    |               |  |
| Country:            |                    |               |  |
| Postcode:           | BB1 9DL            |               |  |

### 2. Agent Name and Address

|                     |                                      |               |  |
|---------------------|--------------------------------------|---------------|--|
| Title:              |                                      | First name:   |  |
| Last name:          |                                      |               |  |
| Company (optional): | SUNDERLAND PEACOCK & ASSOCIATES LTD. |               |  |
| Unit:               | House number:                        | House suffix: |  |
| House name:         | HAZELMERE                            |               |  |
| Address 1:          | PIMLICO ROAD                         |               |  |
| Address 2:          |                                      |               |  |
| Address 3:          |                                      |               |  |
| Town:               | CLITHEROE                            |               |  |
| County:             | LANCASHIRE                           |               |  |
| Country:            |                                      |               |  |
| Postcode:           | BB7 2AG                              |               |  |

### 3. Description of the Proposal

Please describe the proposed development, including any change of use:

Proposed demolition of existing dwelling. Erection of replacement dwelling with garage and associated external works  
(Approved scheme Ref: 3/2010/0753 with design amendments)

Has the building, work or change of use already started?

☒ Yes

☐ No

(Under previous approval)

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

February 2010

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use 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):

Description of location or a grid reference (must be completed if postcode is not known):

Easting:  Northing:

Description:

**5. 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):

(must be pre-application submission)

Details of pre-application advice received?

Letter received from Mr Sharpe dated 13<sup>th</sup> August 2010 confirming that in principle the proposal is acceptable.

**6. 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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

**7. Waste Storage and Collection**

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Rear yard to store bins with service path next to the utility room.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

As above

**8. Neighbour and Community Consultation**

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

**9. Council Employee / Member**

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

**10. Materials**

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

|                                             | Existing<br>(where applicable) | Proposed                             | Not<br>applicable                   | Don't<br>Know            | Drawing<br>references if<br>applicable |
|---------------------------------------------|--------------------------------|--------------------------------------|-------------------------------------|--------------------------|----------------------------------------|
| Walls                                       | Natural Stone                  | Natural Stone                        | <input type="checkbox"/>            | <input type="checkbox"/> | 4063-01A<br>and 02D                    |
| Roof                                        | Natural Slate                  | Slate                                | <input type="checkbox"/>            | <input type="checkbox"/> | 4063-01A<br>and 02D                    |
| Windows                                     | UPVC/Timber                    | Timber or powder coated<br>aluminium | <input type="checkbox"/>            | <input type="checkbox"/> | 4063-01A<br>and 02D                    |
| Doors                                       | Timber                         | Timber or powder coated<br>aluminium | <input type="checkbox"/>            | <input type="checkbox"/> | 4063-01A<br>and 02D                    |
| Boundary treatments<br>(e.g. fences, walls) |                                |                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                        |
| Vehicle access and<br>hard-standing         | Gravel/Hardcore                | Gravel and/or Tarmac                 | <input type="checkbox"/>            | <input type="checkbox"/> | 4063-01A<br>and 02D                    |
| Lighting                                    |                                |                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                        |
| Others<br>(please specify)                  |                                |                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                        |

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 4063 – 01A and 02D and Bat Survey Report

Site location plan and Design and Access Statement (Version 1 02).

**11. Vehicle Parking**

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of Vehicle                                  | Total<br>Existing | Total proposed (including<br>spaces retained) | Difference<br>in spaces |
|--------------------------------------------------|-------------------|-----------------------------------------------|-------------------------|
| Cars                                             | Min 4No           | 8No inc garage                                | 4No additional          |
| Light goods vehicles/<br>public carrier vehicles | N/A               |                                               |                         |
| Motorcycles                                      | N/A               |                                               |                         |
| Disability spaces                                | None              | Min 1No                                       | 1No additional          |
| Cycle spaces                                     | None              | Min 2No in garage                             | 2No additional          |
| Other (e.g. Bus)                                 | N/A               |                                               |                         |
| Other (e.g. Bus)                                 | N/A               |                                               |                         |

**12. Foul Sewage**

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
 ☐ Cess pit  
☐ Septic tank
 ☐ Other  
☒ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Existing sewerage treatment plant and soakaway – see drawing 4063 – 02D.

**13. Assessment of Flood Risk**

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
 ☐ Existing watercourse  
☒ Soakaway
 ☐ Pond/lake  
☐ Main sewer

**14. Biodiversity and Geological Conservation**

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

**15. Existing Use**

Please describe the current use of the site:

Building site for new house

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Residential Dwelling

When did this use end (if known)?  
DD/MM/YYYY  
(date where known may be approximate)

February 2010

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

**16. Trees and Hedges**

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

**17. Trade Effluent**

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

**18. Residential Units (Including Conversion)**

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes☒ No

If Yes, please complete details of the changes in the tables below:

**Proposed Housing**

| Market Housing                       | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

**Existing Housing**

| Market Housing                       | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

| Social Rented                        | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

| Social Rented                        | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

| Intermediate                         | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

| Intermediate                         | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

| Key worker                           | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

| Key worker                           | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

Total proposed residential units (A + B + C + D) =

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

**19. All Types of Development: Non-residential Floorspace**

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes☒ No

If you have answered Yes to the question above please add details in the following table:

| Use class/type of use | Not applicable                      | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross internal floorspace proposed (including change of use)(square metres) | Net additional gross internal floorspace following development (square metres) |
|-----------------------|-------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A1                    | Shops                               | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
|                       | Net tradable area:                  | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| A2                    | Financial and professional services | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| A3                    | Restaurants and cafes               | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| A4                    | Drinking establishments             | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| A5                    | Hot food takeaways                  | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| B1 (a)                | Office (other than A2)              | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| B1 (b)                | Research and development            | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| B1 (c)                | Light industrial                    | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| B2                    | General industrial                  | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| B8                    | Storage or distribution             | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| C1                    | Hotels and halls of residence       | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| C2                    | Residential institutions            | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| D1                    | Non-residential institutions        | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| D2                    | Assembly and leisure                | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
| OTHER                 | Please specify                      | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
|                       |                                     | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |
|                       | Total                               | <input type="checkbox"/>                           |                                                                                     |                                                                                   |                                                                                |

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

| Use class | Type of use              | Not applicable           | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|-----------|--------------------------|--------------------------|----------------------------------------------------------|-------------------------------------------------|----------------------|
| C1        | Hotels                   | <input type="checkbox"/> |                                                          |                                                 |                      |
| C2        | Residential Institutions | <input type="checkbox"/> |                                                          |                                                 |                      |
| Other     | Hostels                  | <input type="checkbox"/> |                                                          |                                                 |                      |

**20. Employment**

Please complete the following information regarding employees:

|                    | Full-time | Part-time | Total full-time equivalent | Not known |
|--------------------|-----------|-----------|----------------------------|-----------|
| Existing employees |           |           |                            |           |
| Proposed employees |           |           |                            |           |

**21. Hours of Opening**

Please state the hours of opening for each non-residential use proposed:

| Use | Monday to Friday | Saturday | Sunday and Bank Holidays | Not known |
|-----|------------------|----------|--------------------------|-----------|
|     |                  |          |                          |           |
|     |                  |          |                          |           |
|     |                  |          |                          |           |

**22. Site Area**Please state the site area in hectares (ha)  Approximately 0.3ha

**23. Industrial or Commercial Processes and Machinery**

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

|                                                                    | Not applicable           | The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste) | Maximum annual operational throughput in tonnes (or litres if liquid waste) |
|--------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Inert landfill                                                     | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Non-hazardous landfill                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Hazardous landfill                                                 | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Energy from waste incineration                                     | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other incineration                                                 | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Landfill gas generation plant                                      | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Pyrolysis/gasification                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Metal recycling site                                               | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Transfer stations                                                  | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Material recovery/recycling facilities (MRFs)                      | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Household civic amenity sites                                      | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Open windrow composting                                            | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| In-vessel composting                                               | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Anaerobic digestion                                                | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Any combined mechanical, biological and/or thermal treatment (MBT) | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Sewage treatment works                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other treatment                                                    | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Recycling facilities construction, demolition and excavation waste | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Storage of waste                                                   | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other waste management                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other developments                                                 | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |

Please provide the maximum annual operational throughput of the following waste streams:

|                                         |  |
|-----------------------------------------|--|
| Municipal                               |  |
| Construction, demolition and excavation |  |
| Commercial and industrial               |  |
| Hazardous                               |  |

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

**24. Hazardous Substances**

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

|                        |                      |                               |                      |                              |                      |
|------------------------|----------------------|-------------------------------|----------------------|------------------------------|----------------------|
| Acrylonitrile (tonnes) | <input type="text"/> | Ethylene oxide (tonnes)       | <input type="text"/> | Phosgene (tonnes)            | <input type="text"/> |
| Ammonia (tonnes)       | <input type="text"/> | Hydrogen cyanide (tonnes)     | <input type="text"/> | Sulphur dioxide (tonnes)     | <input type="text"/> |
| Bromine (tonnes)       | <input type="text"/> | Liquid oxygen (tonnes)        | <input type="text"/> | Flour (tonnes)               | <input type="text"/> |
| Chlorine (tonnes)      | <input type="text"/> | Liquid petroleum gas (tonnes) | <input type="text"/> | Refined white sugar (tonnes) | <input type="text"/> |

Other:

Other:

Amount (tonnes):

Amount (tonnes):

**25. 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 (General Development Procedure) Order 1995 Certificate under Article 7**

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):

27.06.2011

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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 (General Development Procedure) Order 1995 Certificate under Article 7**

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):

**25. Certificates (continued)****CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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):

**AGRICULTURAL HOLDINGS CERTIFICATE****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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):

27.06.2011

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 |
|----------------|---------|--------------------|
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**26. 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.

3 copies of a completed and dated application form:



The correct fee:

(N/A resubmission within 12 months)

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



3 copies of a design and access statement:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



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



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

**27. 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):

27 06 2011

(date cannot be pre-application)

**28. Applicant Contact Details**

## Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

**29. Agent Contact Details**

## Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

stuart@sunderlandpeacock.com

**30. 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:

NORTH

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Ordnance  
Survey

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**DESIGN AND ACCESS STATEMENT FOR THE  
PROPOSED DEMOLITION OF EXISTING DWELLING AND  
ERECTION OF A REPLACEMENT SINGLE DETACHED DWELLING  
(WITH DESIGN AMENDMENTS)  
AT THE FARMHOUSE, CUNLIFFE MOSS FARM, MELLOR  
FOR MR AND MRS MONK**



**Date:** 23 August, 2010  
**Our Job Ref.** 4063  
**Author:** Stuart G. Herd RIBA  
**Version:** 1.02

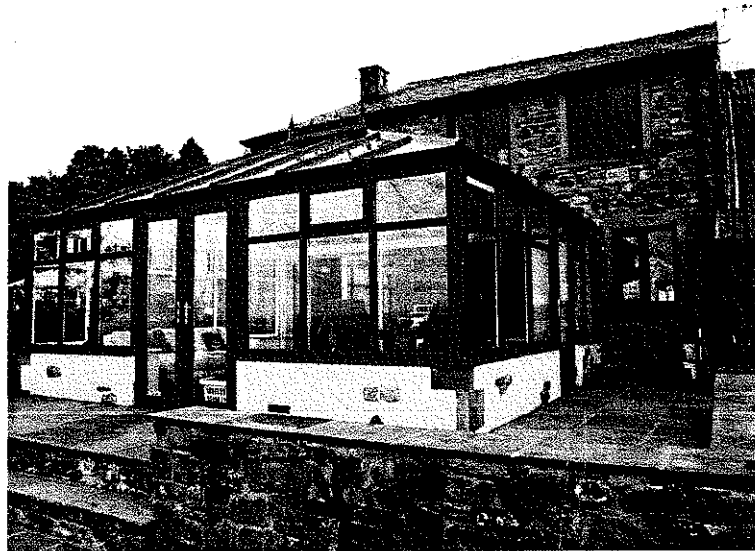
## 1.0 INTRODUCTION

- 1.1 In December 2009, planning approval was granted (Ref. 3/2009/0714) to demolish a large store adjoining The Farmhouse at Cunliffe Moss Farm and to construct a large extension to the existing dwelling, to provide additional living accommodation.
- 1.2 The applicants', Mr and Mrs Monk started the development at the beginning of 2010 by demolishing the store and discovered that the existing internal house wall that separated the house from the store, which was in poor condition and dangerous.
- 1.3 As a result of this, the scope of the building work required to complete the development has grown significantly and the applicants' wish to take this opportunity to demolish the rest of the house and construct a replacement dwelling that would be built to their own specifications to meet their long term requirements.
- 1.4 Planning permission (Ref. 3/2010/0753) was approved on the 18<sup>th</sup> November 2010 for the proposed demolition of the existing dwelling and erection of a replacement dwelling with garage and associated external works.
- 1.5 Having started the building works initially on the garage, the Applicant's need to live on site to monitor the build and to maintain site security. The Applicants' also wish to integrate a work from home office as part of this development and a separate hobby / study space for their children. This planning application shows how this can be accommodated by adapting the existing space above the garage.
- 1.6 Having exposed ground conditions and existing foundations during the excavation works, the Applicants' would like to follow the building line of the original dwelling on the Northern side. This application includes for this amendment.

## 2.0 THE SITE

2.1 The Farmhouse is situated at Cunlife Moss Farm, which comprises of a cluster of other dwellings and various farm buildings. The Farmhouse is attached to a dwelling to the east side and a large detached barn is situated to the west side. The site is approached from the south off a private lane off the main road to the rear of the house and the applicants' also have a right of access over an existing drive that serves the north side of the house and garden.

2.1 The existing house and store are two storeys high and constructed from stone, as shown in the photograph below. A relatively large uPVC framed conservatory was situated to the north side of the house on a raised terrace.



Pl. 1 Photograph showing the northern side of the farmhouse.

2.2 The store was built of stone and brick and the roof was finished using a mix of slate and metal sheeting, as shown in the photographs below. The terrace extends across from the conservatory in front of the store, where a large timber summer house was situated.

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Pl. 2 Photograph showing the southern side of the store.

- 2.3 The photograph below show the site as it currently stands with the store demolished and the house internal wall, first floor and roof removed. Building activity has been suspended whilst planning approval is sought to construct a replacement dwelling.



Pl. 3 Photograph showing the existing house as is currently stands

### 3.0 DESIGN BRIEF

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3.1 The spatial design brief was set to cater for the applicants' long term family requirements which include the following:

- Master bedroom with ensuite bathroom
- 4 other bedrooms with ensuite facilities to the guest room
- House bathroom
- A family kitchen and dining area
- A pantry/ utility room
- A family playroom
- A sitting room
- A cloakroom/ WC
- Garage with a workshop area, garden / household store.
- Ancillary work from home office, study and play room space that could also be used in the short term for the Applicant's to live on site whilst the house is being built.

3.2 An important part of the scheme was to incorporate energy saving systems to reduce the carbon footprint of the proposed development, and to minimise future running costs.

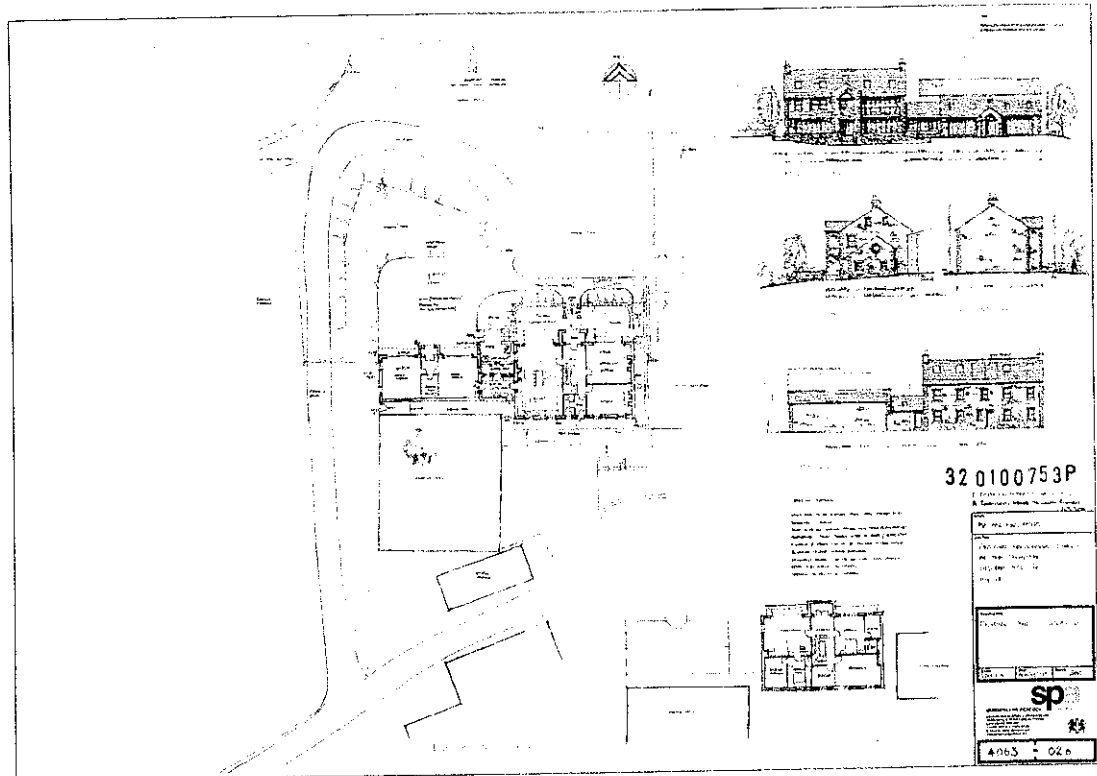
3.3 The new dwelling would need to be sensitively integrated with the topographical and physical constraints of the site, without compromising the amenity to the adjacent property.

## 4.0 DESIGN STRATEGY

### Scale and siting

- 4.1 The proposed replacement dwelling would occupy the general footprint of the existing house and adjoining store. The main south external wall of the proposed dwelling would follow the same line as the existing house. The existing conservatory extends out the north of the house on to the terrace, and this would be demolished as part of the scheme. The intention is not to rebuild the conservatory, but to retain the external terrace that would serve the sitting room. This would significantly help to reduce the footprint of the new dwelling and the visual impact from the north.
- 4.2 The proposed dwelling would be of a traditional two storey construction with a slated pitch roof and two storey central projecting gable that would form the main entrance and add interest to the elevation. The roof space would be utilised as bedroom accommodation, on the same lines as the existing house.
- 4.3 The replacement building would be built 2.0M away from the existing house as a detached structure, which would be beneficial for both properties, without compromising the character or appearance of the buildings in their setting.
- 4.4 The applicants' are keen to implement the planning approval that would meet their long term requirements for the new dwelling, to avoid piecemeal development that could compromise the quality of the overall build. The revised proposals are almost identical to the previously approved scheme (shown on the illustration overleaf) with the exception of minor amendments to the garage and positioning of the South wall of the house.

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PI. 4 Copy of the previously approved design



PI. 5 Photograph showing the existing large barn that would be partially screened by the new garages.

- 4.5 The garage building has been designed as a detached structure from the main house and a subservient link structure which would be built in between the house and garage to provide covered access, and this would also serve as ancillary utility space.

- 4.6 The first floor above the garage would be used as the work from home office and a separate study and playroom. A previously approved external garage personnel door would allow separate access to the office and accommodation above the garages. In order to provide the space required, the garage roof line would be altered so that it is a symmetrical pitch (to match the house) which would involve minor adjustments to eaves and ridge heights, which would not compromise this part of the building looking subservient against the main house; and it would also help to screen the existing large barn behind.
- 4.7 The applicants' previously commissioned a detailed topographical site survey which helped to sensitively integrate the new building with existing ground levels. The ground floor level of the existing dwelling would form the datum for the proposed new house, and the proposed garage floor would be set down from that of the house. This will help to ensure that the garage appears subservient to the main house.
- 4.8 One element of the scheme is to make the north elevation the principal façade incorporating the main entrance. The main garden is situated to the north side of the house and where there are notable views down the valley. There is an existing drive that runs to the west side of the large barn, which would be retained as the main access to the replacement dwelling. This track runs to an existing parking area where the new garage would be built with ample visitor parking space.

**Spatial planning**

- 4.9 In order to avoid any overlooking between the proposed dwelling and the adjacent house, there would be no external openings on the east gable. The proposed replacement dwelling would not be detrimental to the adjacent property in terms of loss of light, and the demolition of the existing conservatory would improve privacy and amenity for the neighbours.
- 4.10 The main living areas would be situated at ground floor level, either side of the front entrance porch with views down the valley and access out on to the existing terrace that would be altered to suit the layout. A playroom and cloakroom would be situated to the south / rear of the proposed dwelling, and an external door would allow access out in to the existing garden.
- 4.11 The proposed dwelling would have a well proportioned kitchen with family dining and snug area. The kitchen would be conveniently positioned next a subservient single storey utility room that have external service doors leading out to the rear domestic bin / waste recycling area and to the front (north) yard area where there would be space to plant a small herb garden and driveway. As previously mentioned the link would provide covered and secure access to the new garage.
- 4.12 The proposed dwelling would meet contemporary living standards and have a well proportioned master bedroom with an ensuite bathroom and dressing room. There would be two other bedrooms and a house bathroom on the first floor level and the other two bedrooms would be formed in the roof space, with Velux roof lights to provide natural light, ventilation and to meet fire escape requirements.

- 4.13 The proposed replacement dwelling and garage would be constructed of natural stone with dressed stone surrounds and quoins. The roof would be finished with natural slate with flush fitting roof lights. The proposals show how the tradition style of a rural period house can be combined with a contemporary design approach, incorporating glazed bi-folding doors with either timber or metal frames. These doors would frame the breathtaking views and allow the main living areas extend out on to the external terrace and garden. External windows and doors would be either polyester powder coated aluminium and/ or painted timber.
- 4.14 A small balcony would serve the master bedroom on the North West corner of the proposed dwelling, which would appear transparent by constructing the balustrade from stainless steel and with glazed infill panels. The proposed central projecting gable on the north side would form the closed side of the balcony and this would also screen views from and onto the balcony from the adjacent house, to the east side of the site. The balcony floor would also act as a canopy to give added protection from prevailing weather.
- 4.15 The driveway would be finished with either tarmacadam or gravel with stone sett edging laid to falls so that any surface water would run off into perimeter planted borders. External paths and terraces around the dwelling would be flagged or gravel.
- 4.16 Landscaping works would also involve planting new trees and shrubs and forming grassed areas to finish off around the existing drive.
- 4.17 There is an existing septic tank positioned at the north side of the cartilage which serves the house and the scheme includes provision to replace this with a new sewerage treatment plant and land soakaway, if it becomes apparent that this is required under the Building Regulations.

## 5.0 DESIGN STRATEGY

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### Sustainable opportunities

- 5.1 High levels of wall, floor and roof insulation will be used to build the dwelling – to minimise heat loss and reduce fuel consumption during the life of the new building to reduce the carbon footprint of the development,
- 5.2 The applicants' are keen to integrate innovative sustainable energy technologies as part of the rebuild, including solar panels that would be installed to maximise the south facing orientation to provide domestic hot water and air source heat exchangers to help heat the building – all to reduce fuel consumption and reduce the carbon footprint associated with building running costs. A specialist designer / installer will be responsible for providing further details of this system, at the appropriate stage.
- 5.3 Provision would be made to install an underground rainwater harvesting tank to collect surface water from roofs, which could then be recycled for use in connection with flushing toilets, washing machines and garden irrigation, for example.
- 5.4 There would be ample space to keep bicycles in the garage to allow the applicants' to pursue their hobbies and to promote sustainable forms of travel.
- 5.5 There would be ample space for keeping recycling wheelie bins next to the rear utility room door with a path to allow easy access for collections.

## 6.0 ACCESS CONSIDERATIONS

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- 6.1 Existing access arrangements would be retained to the replacement dwelling which includes the lane that runs around to the north side where the new garage and parking area would be sited, and to the front entrance. Vehicular access to the rear/ south of the new dwelling would be possible via the existing lane, if required.
- 6.2 The new dwelling would have its own garage for four cars and ample car parking and turning space, for vehicles to enter and leave the site in a forward gear safely.
- 6.3 There would be pedestrian access from the front of the proposed dwelling to the rear through the house or around the house using the external paths.
- 6.4 An accessible ramped path would allow access from the front drive up to the ground floor level and this would be integrated with the landscaping.
- 6.5 Bins and bicycle storage facilities have been integrated into the design.
- 6.6 The dwelling would be constructed in accordance with the current Building Regulations.

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BAT SURVEY

AT

THE FARMHOUSE  
CUNLIFFE MOSS FARM  
MELLOR

DATE AND TIME OF VISIT  
29 AUG 2009 AT 11.30AM

WEATHER CONDITIONS

OVERCAST 19°C  
2 MPH NORTH-WESTERLY WIND

REFERENCE NO. 3856

Survey carried out by:

Lynne Rushworth  
Sunderland Peacock & Associates Ltd.  
Hazelmere  
Pimlico road  
Clitheroe  
BB7 2AG

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THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS.

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

### THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

### BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

### LIMITATIONS OF REPORT

*NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.*

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

### EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

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PROPOSED DEVELOPMENT

The development involves conversion of the store adjacent to the farmhouse to extend the living accommodation.

## TYPE OF BUILDING

|   |        |
|---|--------|
| X | HOUSE  |
|   | BARN   |
|   | GARAGE |
| X | OTHER  |

COMMENTS: The property consists of a farmhouse with attached garden/household store. The proposal is to extend the dwelling into the store.

## LOCATION

|   |                          |
|---|--------------------------|
|   | URBAN                    |
|   | SMALL TOWN/URBAN VILLAGE |
| X | RURAL/VILLAGE            |

COMMENTS: The property adjoins two further dwellings with stable blocks and farm buildings nearby. It is surrounded by fields, approx 270 m from Saccary lane

## BUILDING ADJACENT TO OR WITHIN 10M OF

|   |            |
|---|------------|
| X | TREES      |
|   | HEDGEROW   |
|   | OPEN WATER |

COMMENTS: Some Domestically planted trees are nearby but not within 10 m of the property. Probably not a suitable foraging area for Bats

## WALL CONSTRUCTION

|   |                        |
|---|------------------------|
| X | STONE                  |
| X | BRICK                  |
|   | STEEL                  |
|   | BRICK/BLOCK AND RENDER |
|   | OTHER                  |

COMMENTS: The main store walls are stone The lean too at the rear is brick.

## ROOF CONSTRUCTION

|   |                |
|---|----------------|
| X | SLATE          |
|   | TILE           |
|   | GREY SLATE     |
|   | STEEL          |
|   | FLAT ROOF FELT |

COMMENTS: The front elevation to store is slate on rafters, the rear elevation and lean too is corrugated fibre cement sheets. No felt.

## BAT ACCESS POINTS IN WALLS

| Yes | No |
|-----|----|
| X   |    |

COMMENTS: Door and window openings give free access to store area. The eaves to the front elevation are open. No signs of staining could be found at any of these points which would indicate that Bats are probably not accessing the building.

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|                     |                              | Yes | No |
|---------------------|------------------------------|-----|----|
| BAT SIGNS, EXTERNAL | SEEN                         |     | X  |
|                     | DROPPINGS                    |     | X  |
|                     | MAGENTA BAT5 DETECTOR RESULT |     | X  |

COMMENTS: No droppings where found externally however recent persistent rain would have removed any evidence.

|            |         | Yes | No |
|------------|---------|-----|----|
| ROOF SPACE | TRUSSED | X   |    |
|            | PURLINS | X   |    |
|            | FELT    |     | X  |

COMMENTS: The store is open to the underside of the roof.

|                           |  | Yes | No |
|---------------------------|--|-----|----|
| BAT ACCESS POINTS IN ROOF |  |     | X  |

COMMENTS: There is access to the roof space as mentioned before but no actual access points in the roof slates or sheets.

|                     |                                 | Yes | No |
|---------------------|---------------------------------|-----|----|
| BAT SIGNS, INTERNAL | SIGHTED                         |     | X  |
|                     | DROPPINGS                       |     | X  |
|                     | DETECTOR RESULTS                |     | X  |
|                     | STAINING/GREASE MARKS           |     | X  |
|                     | ROOST SUMMER SUSPECT            |     | X  |
|                     | SUSPECT SUMMER ROOST            |     | X  |
|                     | SUSPECT WINTER HIBERNACULA      |     | X  |
|                     | INSECT OR MOTH FEEDING EVIDENCE |     | X  |

COMMENTS: The store provides a roost for a substantial number of Pigeons and Swallows and their droppings and debris was much in evidence. There were a number of crevices and cracks internally which potentially could be used by bats but there was no staining or feeding evidence and close inspection proved negative.

## CONCLUSION

Due to the lack of evidence found and especially the extensive use of the building by pigeons it is very unlikely that bats use the property.

## RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

320110510P

NOTES:

When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust  
15 Cloisters House  
8 Battersea Park Road  
London SW8 4BG  
0845 1300 228

Natural England Cheshire-Lancashire Team  
Cheshire-Lancashire Team  
Pier House  
Wallgate  
Wigan WN3 4AL