



RIBBLE VALLEY
BOROUGH COUNCIL

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|-------------------------|
| |
| - 7 JUL 2011 |
| FOR THE ATTENTION OF |

| |
|-----------------------------|
| For office use only |
| Application No: 320110542 P |
| Date received |
| Fee paid £ |
| Receipt No: |

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 and conservation area consent.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas Act) 1990

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

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

| Country Code | National Number | Extension Number |
|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |

Mobile number:

| | | |
|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
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Fax number:

| | | |
|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
|----------------------|----------------------|----------------------|

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

| Country Code | National Number | Extension Number |
|----------------------|---|----------------------|
| <input type="text"/> | <input type="text" value="01200 423487"/> | <input type="text"/> |

Mobile number:

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Fax number:

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| <input type="text"/> | <input type="text"/> | <input type="text"/> |
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Email address:

3. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without planning permission? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description:

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

Easting:

Northing:

5. Pre-application Advice

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

Yes No

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes No

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes No

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

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

10. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Windows - description:

Description of *existing* materials and finishes:

Dormer - timber framed casement window;
Single glazed timber framed sash windows elsewhere on front elevation;

Description of *proposed* materials and finishes:

Dormer - double glazed timber framed windows;
Sash windows - New double glazed timber framed sash windows to match existing style
Rooflights - metal finish conservation type rooflights in black;

Others - description:

Type of other material:

Description of *existing* materials and finishes:

Sheet clad dormer cheeks and roof

Description of *proposed* materials and finishes:

Roof and dormer cheeks clad in lead.

10. (Materials continued)

320110542P

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:

1806 E.001 - Existing plans, section and elevations
1806 BR.01 - Proposed plans, section and elevations
Design and Access Statement

11. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing dormer window is to be removed to make way for an enlarged dormer window to provide increased light and ventilation to the second floor attic bedroom, as part of roof repair and upgrading works.

The chimney and flue to the rear outshot are redundant. Taking down the chimney above roof level will minimize ongoing maintenance.

12. 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)

The agent The applicant Other person

13. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England)
Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

Title: Mr First name: Philip Surname: Taylor

Person role: Agent Declaration date: 07/07/2011 Declaration made

13. Certificates (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.

(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:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Philip Surname: Taylor

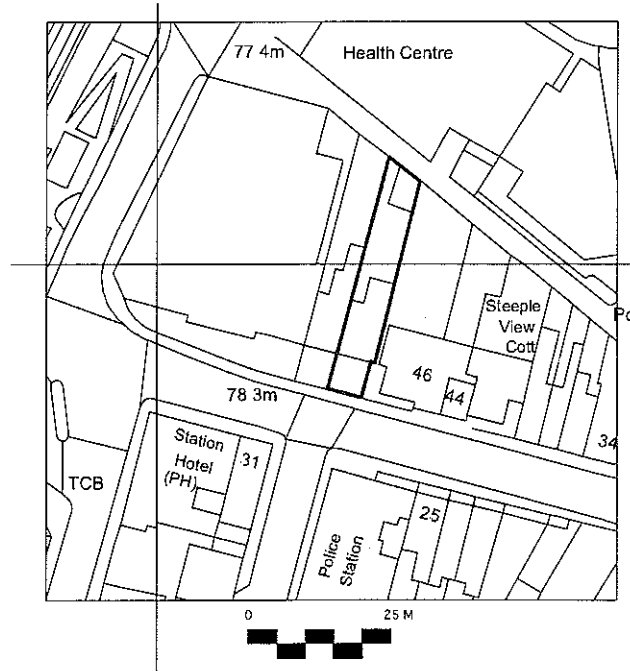
Person role: Agent Declaration date: 07/07/2011 Declaration Made

14. Declaration

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

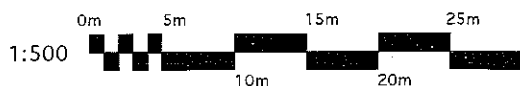
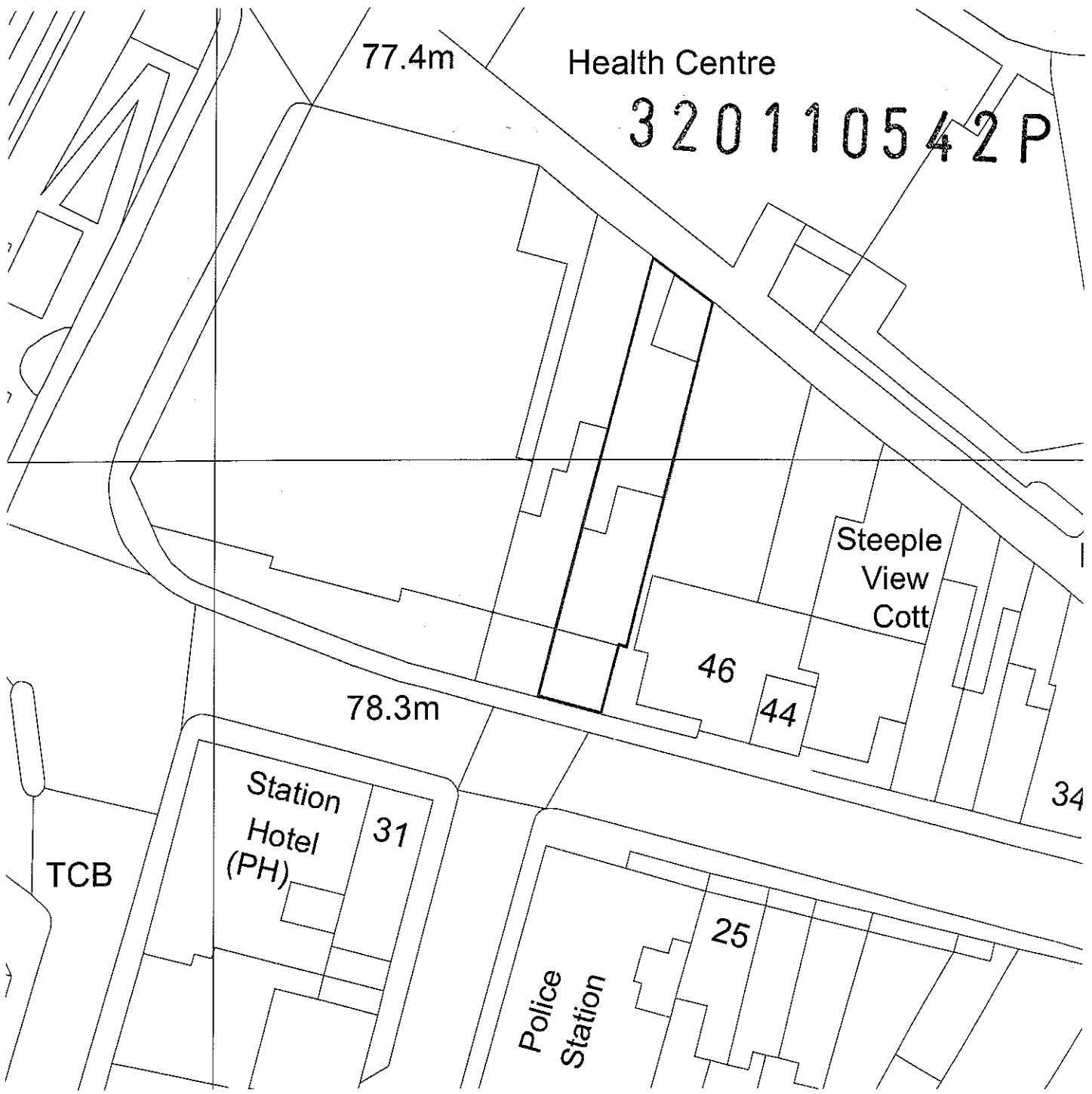
Date: 07/07/2011

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Rev A - 12.07.2011 - scale altered to 1:1250

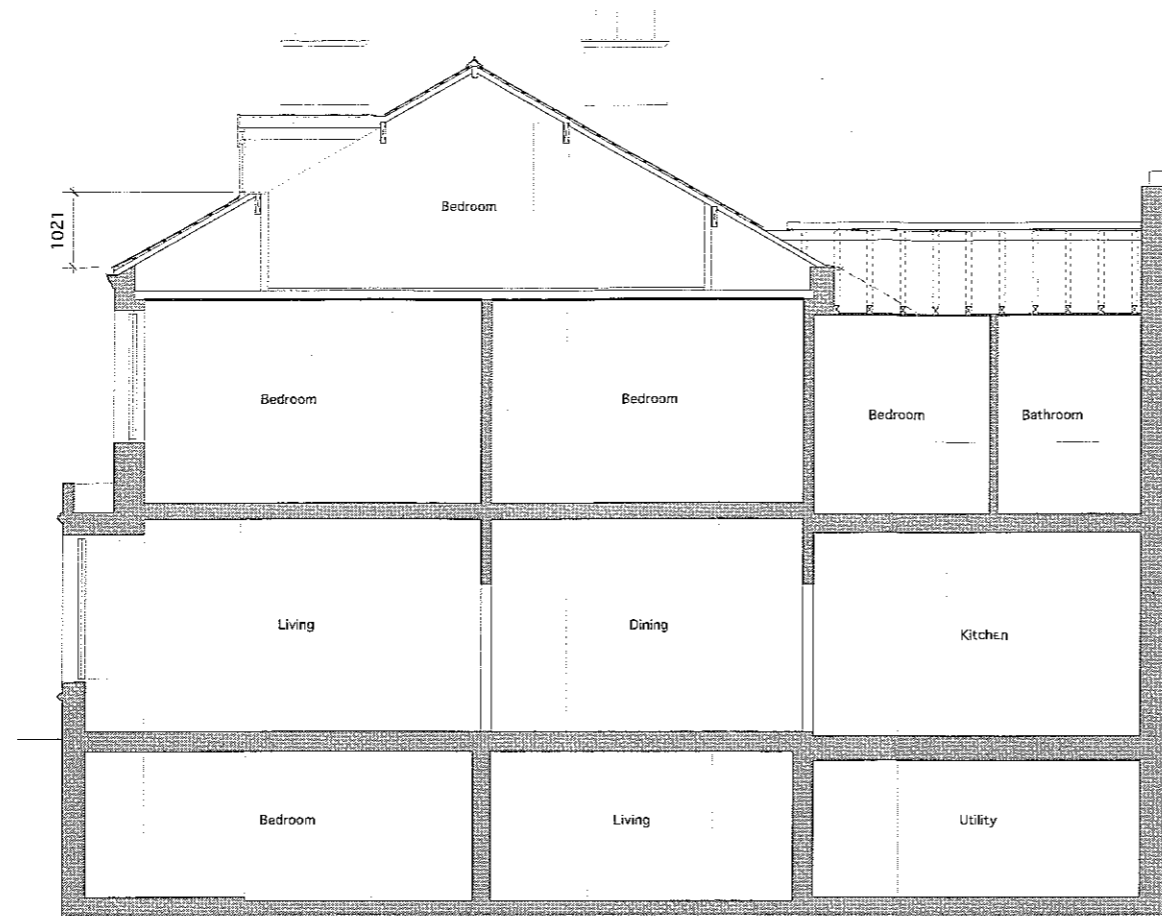
| | |
|--|------------------|
| 50 King Street Clitheroe | |
| Location Plan | |
| Drwg No.: 1806.E.000 | Rev: A |
| Date: 07/2011 | Scale: 1:1250@A4 |
| IWA Architects Waterloo Mill, Waterloo Road, Clitheroe Lancs, BB7 1LR Tel 01200 423487 Fax 01200 458278 Email address: admin@iwarchitects.co.uk Website address: www.iwarchitects.co.uk | |



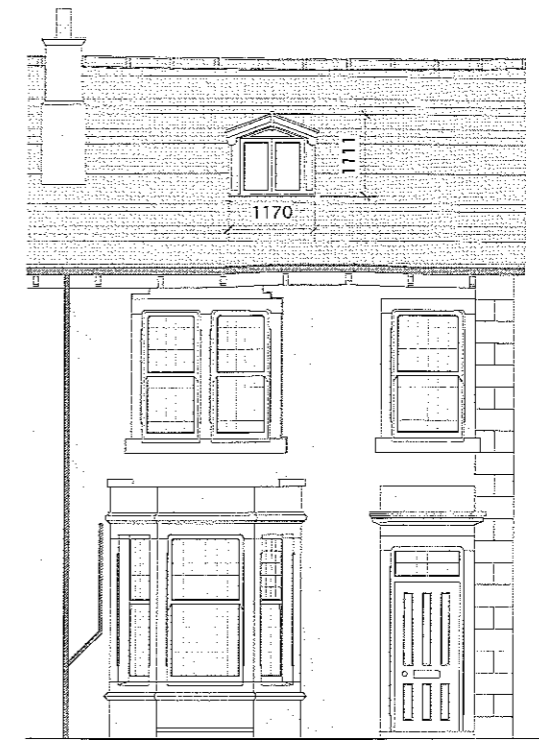
| | |
|---|--------------------------|
| 50 King Street Clitheroe | |
| Location Plan | |
| Drwg. No.: 1806.E.000 | Rev.: - |
| Date: 07/2011 | Scale: 1:500@A4 |
| IWA Architects | |
| Waterloo Mill, Waterloo Road, Clitheroe Lancs. BB7 1LR Tel 01200 423467 Fax 01200 456278 | |
| Email address : | admin@iwarchitects.co.uk |
| Website address : | www.iwarchitects.co.uk |



Rear Elevation

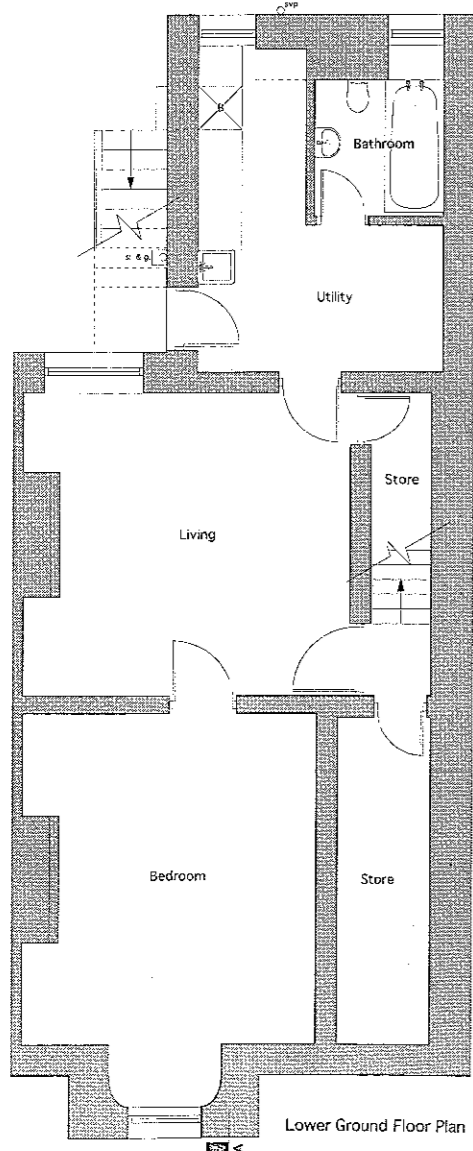


Section A-A

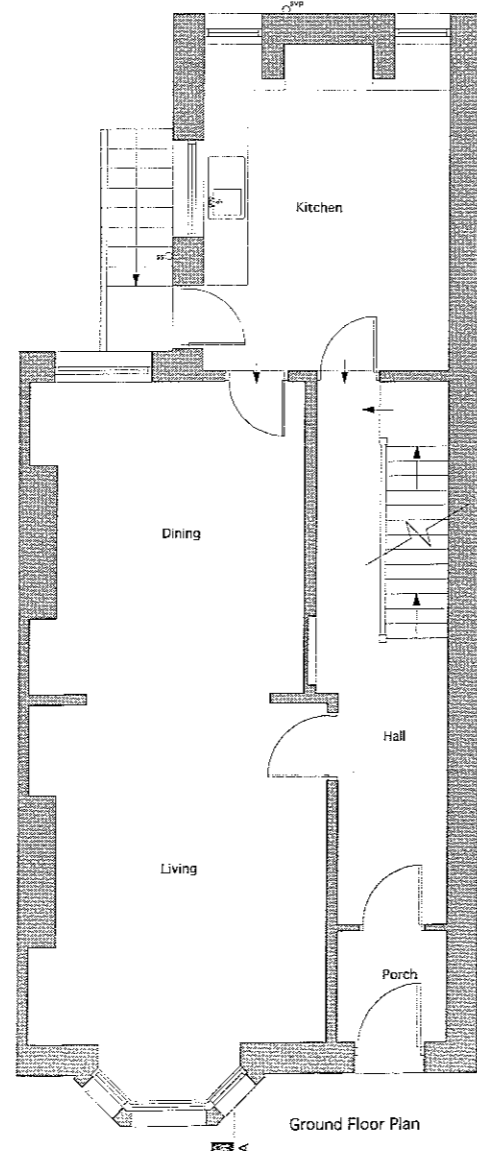


Front Elevation

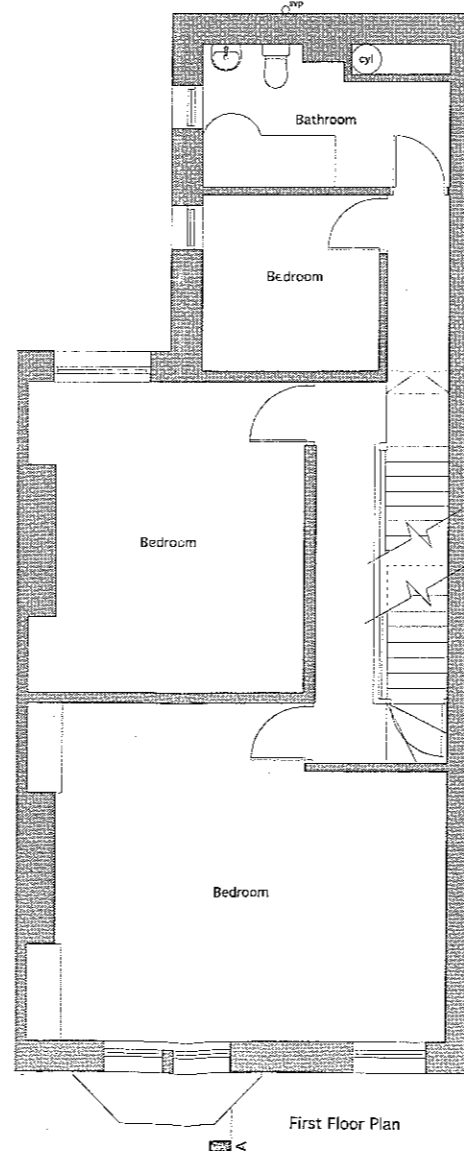
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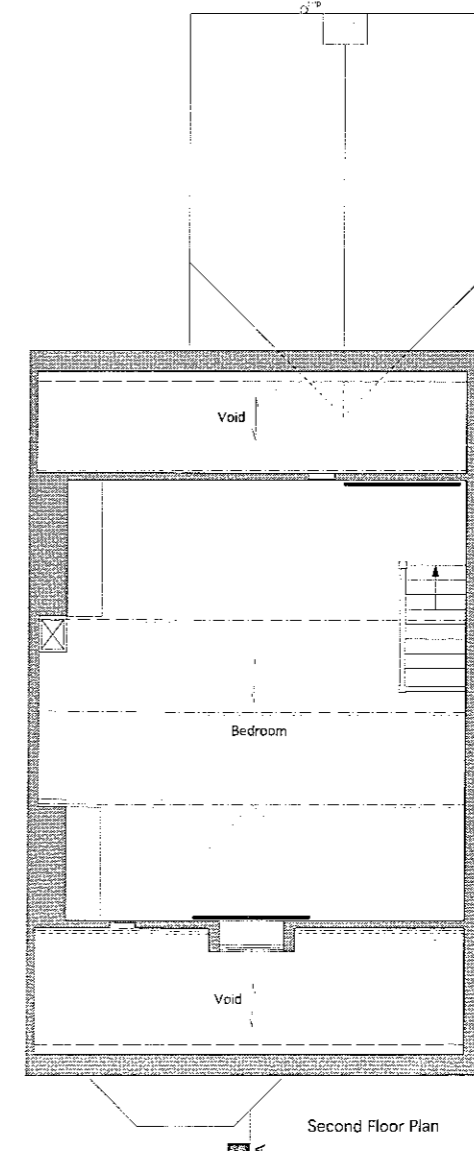
Lower Ground Floor Plan



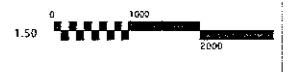
Ground Floor Plan



First Floor Plan



Second Floor Plan



50 King Street
Clitheroe

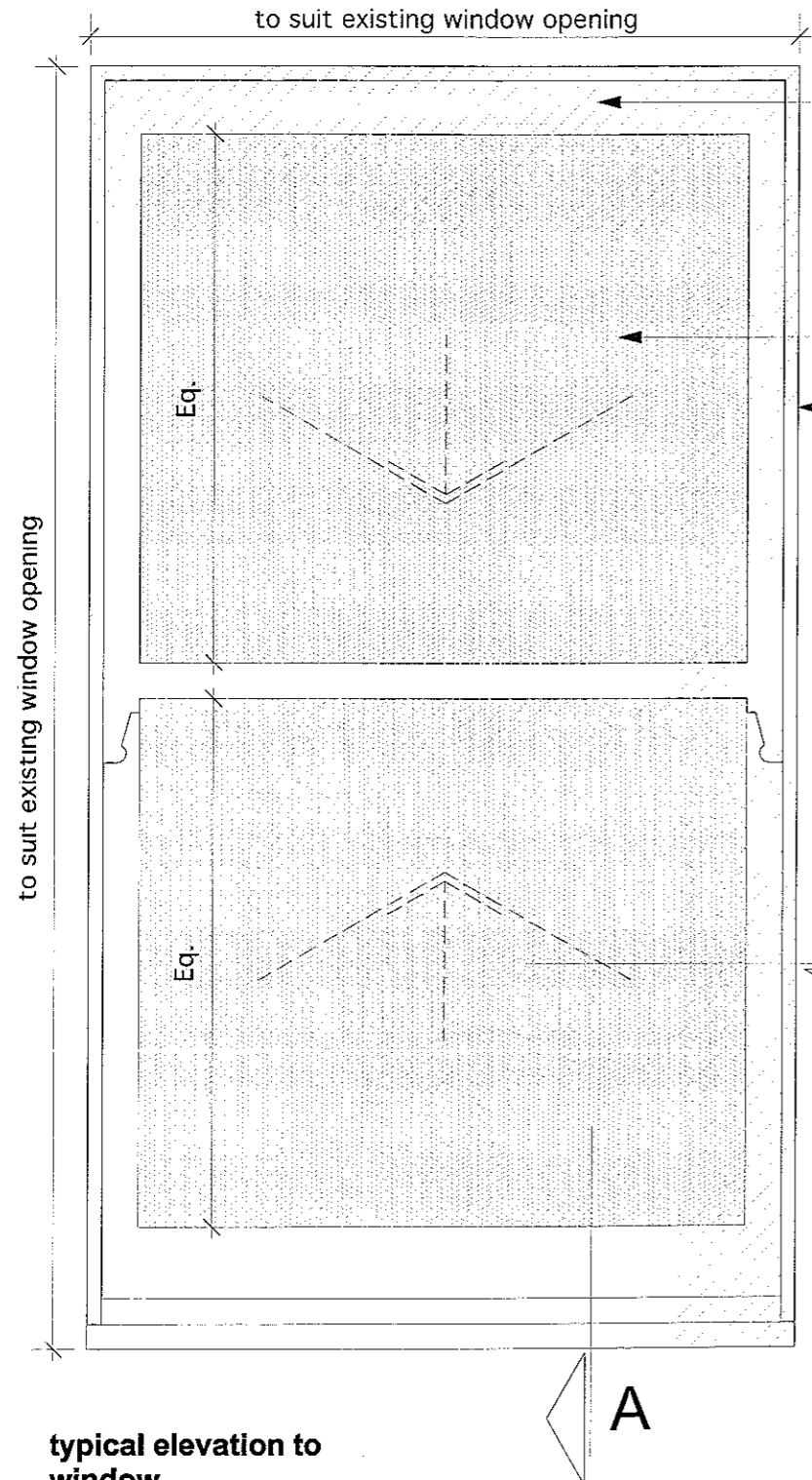
Existing Plans, Section &
Elevations

Drwg. No.: 1806 E 001 Flt.:

Date: 06/2011 Scale: 1:50@A1

IWA Architects
Waterloo Mill, Waterloo Road, Clitheroe, Lancs.
BB7 1LR. Tel: 01209 423487 Fax: 01209 458278
Email address: admin@iwaarchitects.co.uk
Website address: www.iwaarchitects.co.uk

contractor is required to provide sample box sash window and ironmongery for CA approval prior to ordering of windows



typical elevation to window
scale 1:10

glidevale trickle vent (or alternative approved) positioned central to top rail of top sash colour white, to provide equivalent to 8000mm² of background ventilation

sealmaster draught strip ref.ARK/RCY to perimeter of opening windows let into chase in frame and to meeting stiles

20mm factory sealed double glazed unit - 4mm and 6mm clear float glass

frame to be delivered to site primed undercoated and with min 1no finishing coat

Ironmongery for pricing purposes - confirm final details with CA prior to ordering

ironmongery to be available from Carlisle Brass (or equivalent) to be lacquered brass finish.

ironmongery to include:-

- 2no. brighton pattern sash fasteners ref AQ43
- 2no. ventlock locking window stop
- 2no. ring sash lifts ref.AA42R
- 2no. 102mm sash handles ref AA96

note - for windows less than 600mm wide allow for only 1no fasteners lifts and handle per opening

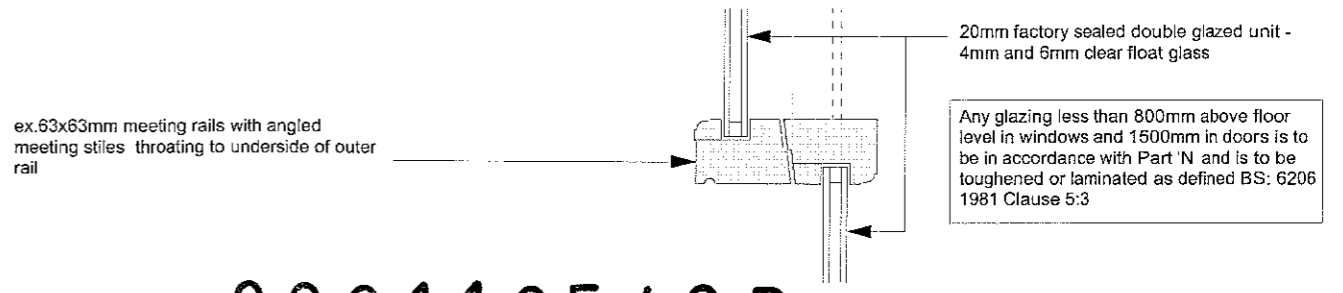
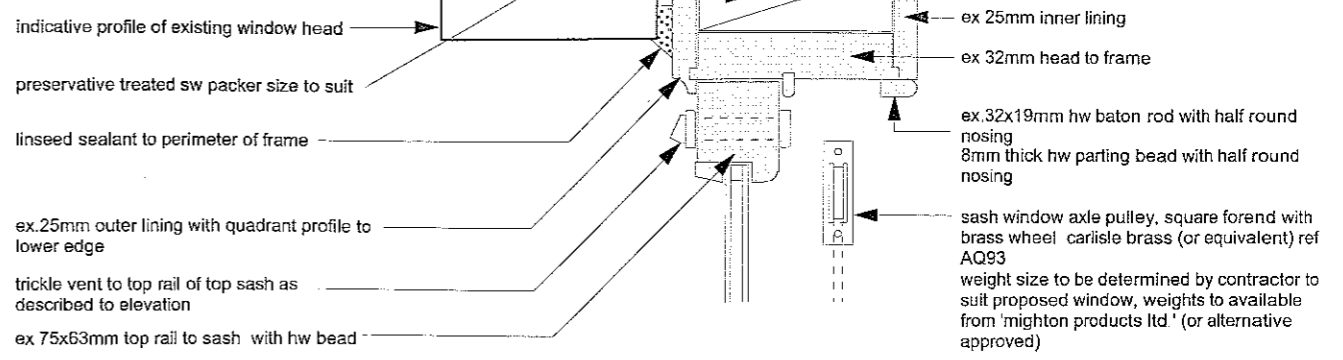
unless otherwise stated all timber to be C24 sw or approved hw. to be preservative treated;

all cut ends to be liberally preservative treated;

all fixings to be concealed;

to be delivered to site primed, undercoated and with 1no. coat of finishing coat;

final finishing coats to be applied on site



320110542P

detail A-A
scale 1:5

indicative profile of existing window cill

Indicative profile of existing window jamb

ex. 25mm inner lining, with ex. 32x19mm hw baton rod with half round nosing

ex 63x63mm top rail to sash with hw bead

ply parting slip between weights

ex. 32mm pulley style, with 8mm hw parting bead with half round nosing

ex. 25mm outer lining with quadrant profile to lower edge

linseed sealant to perimeter of frame

detail B-B
scale 1:5

50 King Street
Clitheroe

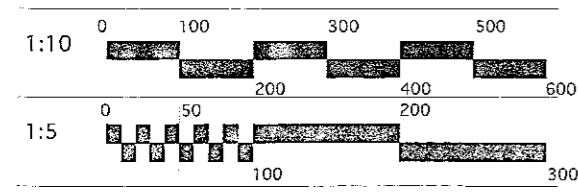
Sash Window Details

Drwg. No: 1806 BR. 02 Rev: -

Date: 07/2011 Scale: as shown@A3

IWA Architects
Waterloo Mill, Waterloo Road, Clitheroe Lancs, BB7 1LR Tel: 01200 423487 Fax: 01200 458278

Email address: admin@iwarchitects.co.uk
Website address: www.iwarchitects.co.uk



320110542P

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB)

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

The proposed dormer window is of traditional design and appearance and finished with materials in-keeping with the age of the building and reflect materials already in use on King Street. Although larger than the existing, the proposal retains similar proportions of the replaced window and others on King Street. The lowest position within the roof is maintained to match the existing and also the adjacent dormer to the neighbouring house. The height of the proposed dormer has been kept below the main roof ridge to prevent breaking the ridge line.

Use

What will the extension/development be used for and justify why this is necessary?

The new dormer window will be used to provide additional light and ventilation to an existing second floor attic bedroom. The opportunity to upgrade the dormer window is being taken whilst the existing main roof slates are stripped and relaid for repairs. The dormer will also be able to be insulated continuous with the main roof.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

The new dormer is approximately 50% larger than the existing. This will provide additional light and ventilation to the existing second floor attic bedroom, as well as a useful increase in useable floor area. The adjacent attached house has an enlarged dormer window, and the proposed dormer will be of similar size and proportions to this.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

The layout of the proposed dormer window maintains the existing height above main roof eaves level to be consistent with the adjacent properties. Height has been limited by the existing ridge level, and a desire / requirement not to break the existing ridge line of the roof. The left hand edge of the dormer (viewed on elevation) maintains the existing dormer position with the right hand edge of the dormer extended approximately in-line with the window below to maintain design balance and complement the layout of the room.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

The scale of the proposed dormer is subservient to the main roof and building and has been designed not to dominate the existing roofline of the terrace. The scale and proportions of the dormer window are similar to the neighbouring property dormer. Aesthetically the larger dormer is considered an improvement, matching the scale and character of the house.

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

N/A

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used

The design / appearance and finishes of the proposed dormer are in keeping with the age and style of the existing building and others on King Street:
Roof: Clad in lead with rolled joints;
Cheeks: Clad in lead with rolled joints;
Windows: Timber framed, double glazed;
Rooflights: Proprietary metal finish conservation rooflights in black;
Dormer rainwater goods: Cast metal gutters finished black.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

Existing access is unaffected by this proposed scheme

320110542P

Heritage Statement

For

50 King Street, Clitheroe

In support of a planning application to replace an existing dormer, windows and remove a chimney at the property

1.0 **Planning policy context**

1.1 PPS5 sets out the Government's planning policies on the conservation of the historic environment and guidance is provided within the document *Planning For the Historic Environment*.

1.2 Paragraph HE1 confirms that local planning authorities when making decisions relating to heritage assets, may seek the modification of heritage assets where appropriate, so as to reduce carbon emissions and secure sustainable development.

1.3 Paragraph HE6 outlines the requirement of the applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance, to a level of detail that is proportionate to the importance of the heritage asset, providing sufficient information to understand the potential impact on the heritage asset.

2.0 **Overview of property**

2.1 50 King street is a late Victorian, garden fronted end terrace house at the Western end and on the North side of King Street.

2.2 50 King Street is within the Clitheroe Conservation Area, is not Listed, but has been designated a Building of Townscape Merit on the Townscape Appraisal Map.

3.0 **Analysis of the character and appearance of the building**

3.1 Overview

50 King Street is the end property of a row of three terraced houses located adjacent to the Old Post House Hotel. The property is two storey to the King Street elevation and three storey to the rear, which also includes an 'outshut' to main terrace. The building is of solid brick construction with stone facing.

To the front elevation, the building is finished with coursed natural stone blocks, with ashlar quoins, window and door surrounds, frieze and corbels. The stone has been cleaned at some point in the past, with the light coloured stonework in marked contrast to the blackened stone of the neighbouring, attached terrace. There is evidence of some structural movement, indicated by opening up of bed and perpendicular stonework joints in a number of areas, out of line stone surround to the first floor window above the bay and out of level ashlar frieze / corbels and gutter at eaves. The roof is finished with natural 'blue' slate and in-keeping with a number of similar designed buildings on King Street, a pitched roofed, timber framed dormer window is located on the main roof facing King Street. There are existing stone built chimney stacks to front and rear roof slopes, as well as a small stone built stack to the rear 'outshut'.

The rear of the building is faced in the same stone as the front, though in a more 'rustic' coursed random stone and without the decorative ashlar stonework visible on the front of the building.

The building retains traditional sliding sash windows to the King Street elevation, although these incorporate 'planted on' lead lights. The dormer contains a single glazed timber casement window. To the rear of the property, there is a mixture of timber framed sliding sash and more modern design casement windows.

3.2 History

50 King Street is located adjacent to the former Clitheroe Post Office constructed 1879, now the Old Post House Hotel. Opposite is the Police Station constructed in 1886. The property does not appear on the Ordnance Survey First Edition of C.1890, but is present on the map of 1914 and is therefore believed to have been built between these dates as part of the continued expansion / infill of Clitheroe towards the Railway Station [constructed 1871]

4.0 **Justification for the proposed alterations**

4.1 The proposals are to be carried out as part of repair works to the property, which include investigating and rectifying areas of structural movement to the front elevation (as mentioned above), replacing deteriorating windows, stripping and relaying the main roof and taking down the redundant chimney stack to the rear outshut. The proposed new dormer will provide additional light and ventilation to the existing attic bedroom, and will replace the existing deteriorating construction. Insulation levels will be upgraded during the works to reduce heat loss through the roof elements of the structure.

5.0 **Impact on the special character of the area**

5.1 It is our view that the proposed alterations will have little impact in terms of the special character of the area. The intention is to use traditional materials and details in keeping with the age of the property and surrounding locality. There will be only minimal visual change to the front elevation. The new dormer, although larger, will incorporate traditional design features common along King Street, with lead cladding and decorative barge boards. The scale and proportions of the window are considered to be in keeping with the building.

Due to the more fragmented nature of the street scene on this side of King Street in comparison with the more cohesive streetscene on the opposite side of the road, the significance of altering the dormer window is greatly reduced. This is especially the case when the proposed dormer window is compared with the neighbouring property's dormer design.

The new timber framed, double glazed sash windows are to match the design of the existing, though they will not incorporate the contrived 'planted on' lead lights of the present windows, this should bring the design in-line with sash windows elsewhere on King Street.

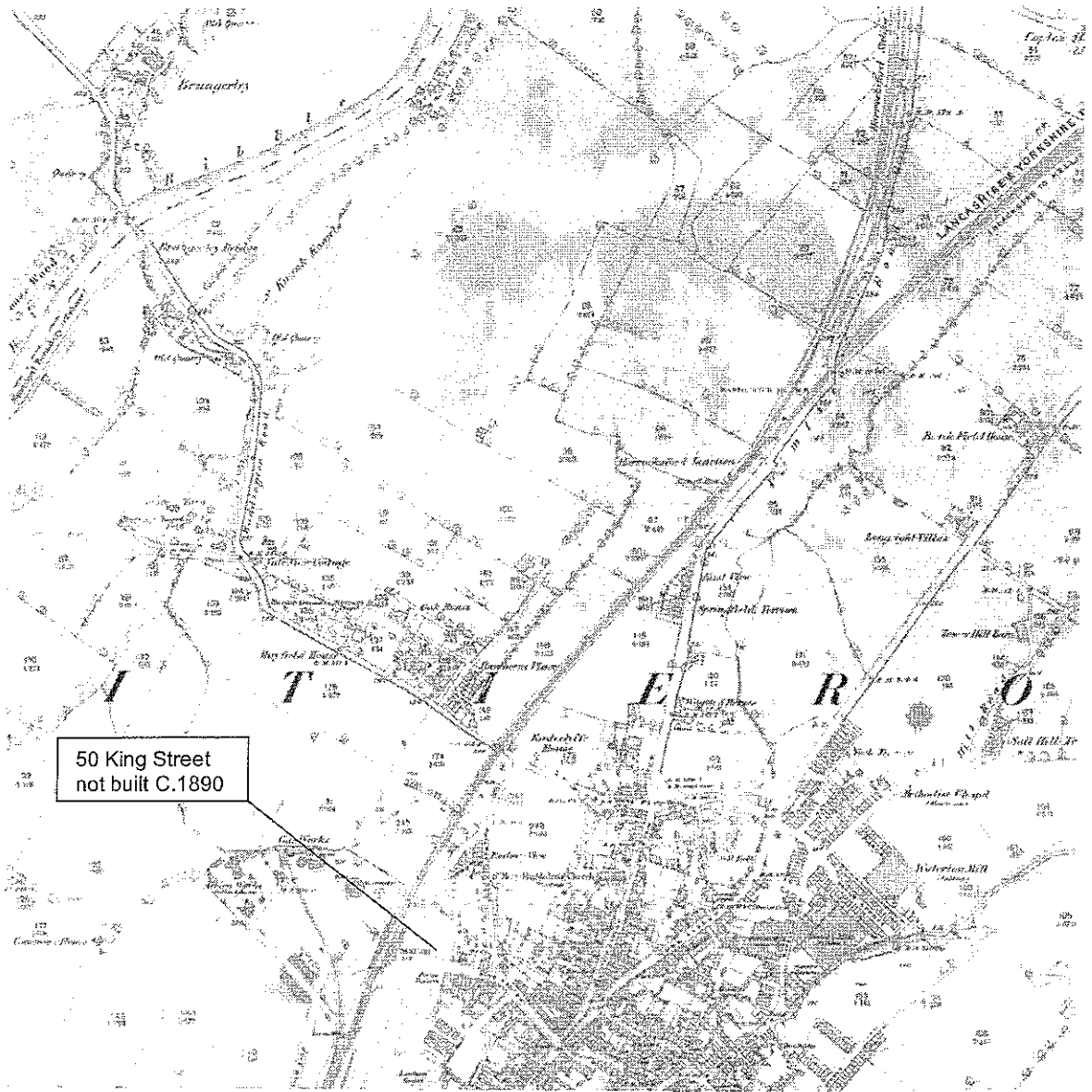
Removal of the existing small stone stack to the rear 'outshut' would have little impact as it appears the stack has already been significantly reduced in size in comparison to the neighbouring stack. Although the elevation is visible to those using the alleyway between the property and the Health Centre, it seems unlikely that removal of the stack would have a detrimental effect on the elevation.

1806 50 King Street, Clitheroe

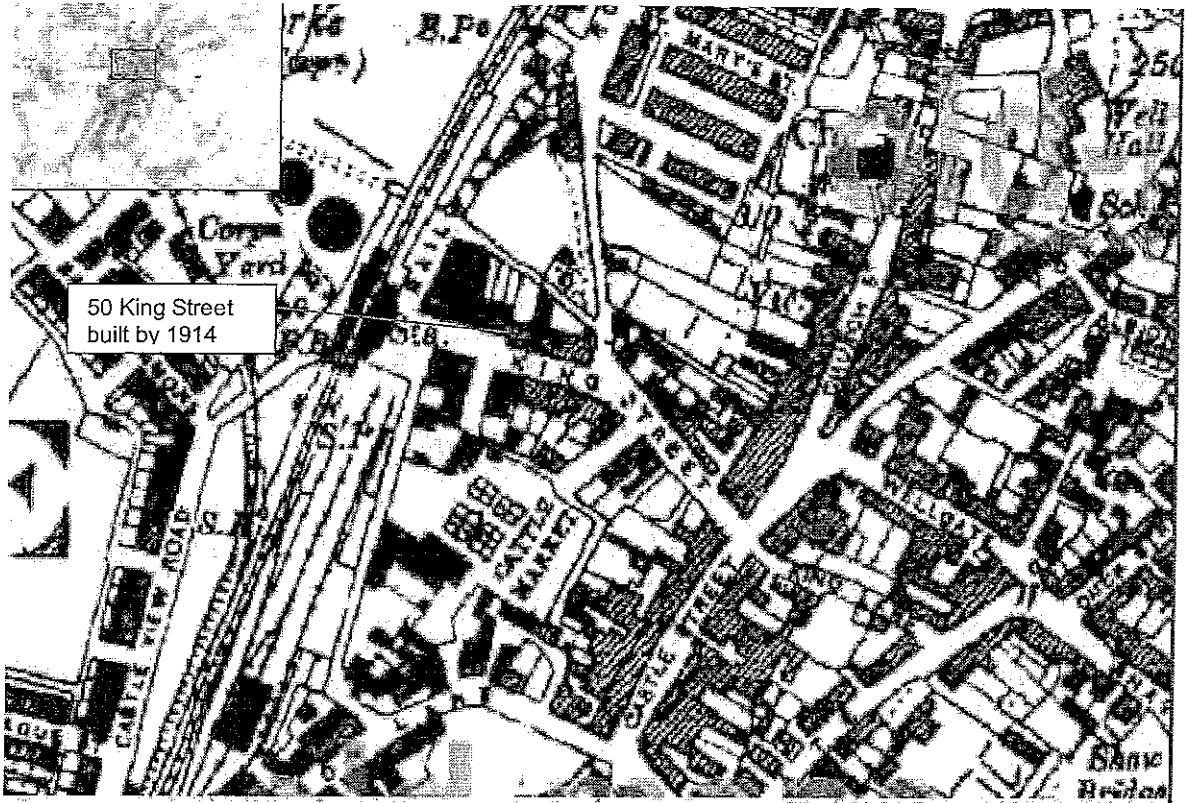
320110542P

Appendix A
Historic Maps

1806 50 King Street, Clitheroe



O S. First Edition C. 1890



1914 map

1806 50 King Street, Clitheroe

Appendix B

Photos

320110542P



King street (front) elevation



Rear elevation

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

320110542P

Mr Ivan Wilson

IWA Architects
Waterloo Mill
Waterloo Road
Clitheroe
Lancashire
BB7 1LR

5 July 2011

Ref: B990

Dear Ivan

Re: Protected Species Survey (Bats): 50 King Street, Clitheroe, Lancashire, BB7 2EU

Introduction

You have requested a protected species survey at the above property on behalf of your clients Mr and Mrs Black, 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 Thursday 30 June 2011 between 16.45 and 17.15. The weather at the time of the inspection was warm, dry and bright (max temperature: 20°C; cloud cover: light 20%; wind: light westerly) 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 development.

Survey methodology

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

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 record / 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, ie. 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. (reference: *Bat Surveys, BCT, 2007, p23*).

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

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

The survey methodology 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 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 1km of the site. The following bat species are known to be present throughout the Ribble Valley - NBN 10km square SD74 / ELBG records:

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

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 or at neighbouring properties within 0.5km of the site.

The property (figures 1 to 3) is a two storey end-of-terrace house with stone and brick cavity wall construction and pitched slate roof. The roof void has been converted to an attic bedroom and there is a narrow roof void within the eaves to the front and rear. The roof has a traditional rafter with purlin construction and the slates are unlined and back pointed with mortar as shown in figure 3. The eaves voids have at some time been insulated with a 50 – 100mm glass fibre material over the ceiling joists. There is a single dormer-type window on the roof above the front elevation (figure 1).

Existing property (images)

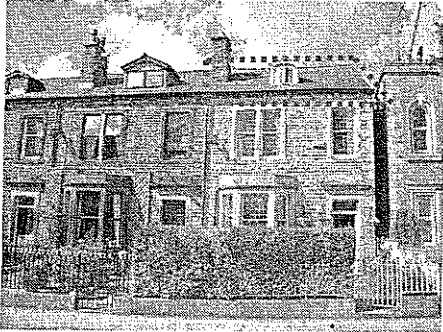


Figure 1: Front elevation



Figure 2: Rear elevation



Figure 3: Roof void (eaves at front)

Location of the property

NGR: SD 743420. Elevation: 80m.

The property is located close to the centre of the town and is close to several other properties of similar age, design and construction. The house has an urban location and is not adjacent to woodland, meadow, standing open water or water channel. The nearest significant water course is the Mearley Brook more than 0.5km east of the site; the nearest riparian woodland is close to the River Ribble at Brungerley Bridge (1km NW).

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).

Survey results

There is no evidence of bat activity at this property.

All external features of the building including both 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 bat roosting activity. It is very unlikely that bats have ever been present within the property.

Evaluation of results

- The scale of impact of the proposed development at site level on local bat populations is 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 negligible / very low.
- The potential of the existing building to support a maternity roost, hibernation roost or transitory / mating roost is very low.
- The conservation significance of building is currently very low / negligible.
- 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.

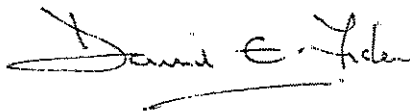
MITIGATION NOTES:

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’.

| ACTION: | METHOD: |
|---------------------------------|--|
| 1. Timing constraints | None. |
| 2. Removal of roofing materials | <p>There is only 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 at any time of year, although most commonly between May and November particularly in dwellings of this age, design and construction.</p> <p>All parts of the building are low risk.</p> |
| 3. Accidental exposure of bats | <p>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.</p> <p>Stop work immediately if bats are exposed or likely to be disturbed.</p> <p>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.</p> |
| 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 Ribbles Valley Borough Council.

Yours sincerely



David Fisher

Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".

(Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development, p10. Bat Surveys Good Practice Guidelines. BCT (2007)