



RIBBLE VALLEY
BOROUGH COUNCIL

29 JUL 2011

FOR THE
ATTENTION OF

For office use only

Application No

Date received 320110610P

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.
Town and Country Planning 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:	Mrs	First name:	Carole	Surname:	Macquarrie	
Company name:						
Street address:	23 Mayfield Avenue			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:				Email address:		
Country:						
Postcode:	BB7 1LE					
Are you an agent acting on behalf of the applicant?						
☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Adam	Surname:	Derbyshire	
Company name:	TriCAD Solutions Ltd					
Street address:	2 Berkshire Close			Country Code	National Number	Extension Number
	Wilpshire			Telephone number:	07909530010	
				Mobile number:		
Town/City:	Blackburn			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	BB1 9NG			adam@tricadsolutions.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Single Storey Rear Extension and Loft Conversion

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)

Description:

House:	23	Suffix:	
House name:			
Street address:	MAYFIELD AVENUE		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 1LE		

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

Easting:	374694
Northing:	441241

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

Is a new or altered vehicle
access proposed to or from
the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian
access proposed to or
from the public highway?

☐ Yes ☒ No

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

☐ Yes ☒ No

6. Pre-application Advice

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

☐ 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. 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

11. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Red brick and Render

Description of *proposed* materials and finishes:

Red brick and Render

Roof - description:

Description of *existing* materials and finishes:

Tile

Description of *proposed* materials and finishes:

Marley Ashmore Tile

11. (Materials continued)

320110610P

Windows - description:Description of *existing* materials and finishes:

White UPVC

Description of *proposed* materials and finishes:

White UPVC

Doors - description:Description of *existing* materials and finishes:

White UPVC

Description of *proposed* materials and finishes:

White UPVC

Boundary treatments - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add descriptionDescription of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material:

N/A

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

TRI-0747_02-A3 Proposed

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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

Title: Mr First name: Adam Surname: Derbyshire

Person role: Agent Declaration date: 29/07/2011 ☒ Declaration made

12. 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: Adam Surname: Derbyshire

Person role: Agent Declaration date: 29/07/2011 ☒ Declaration Made

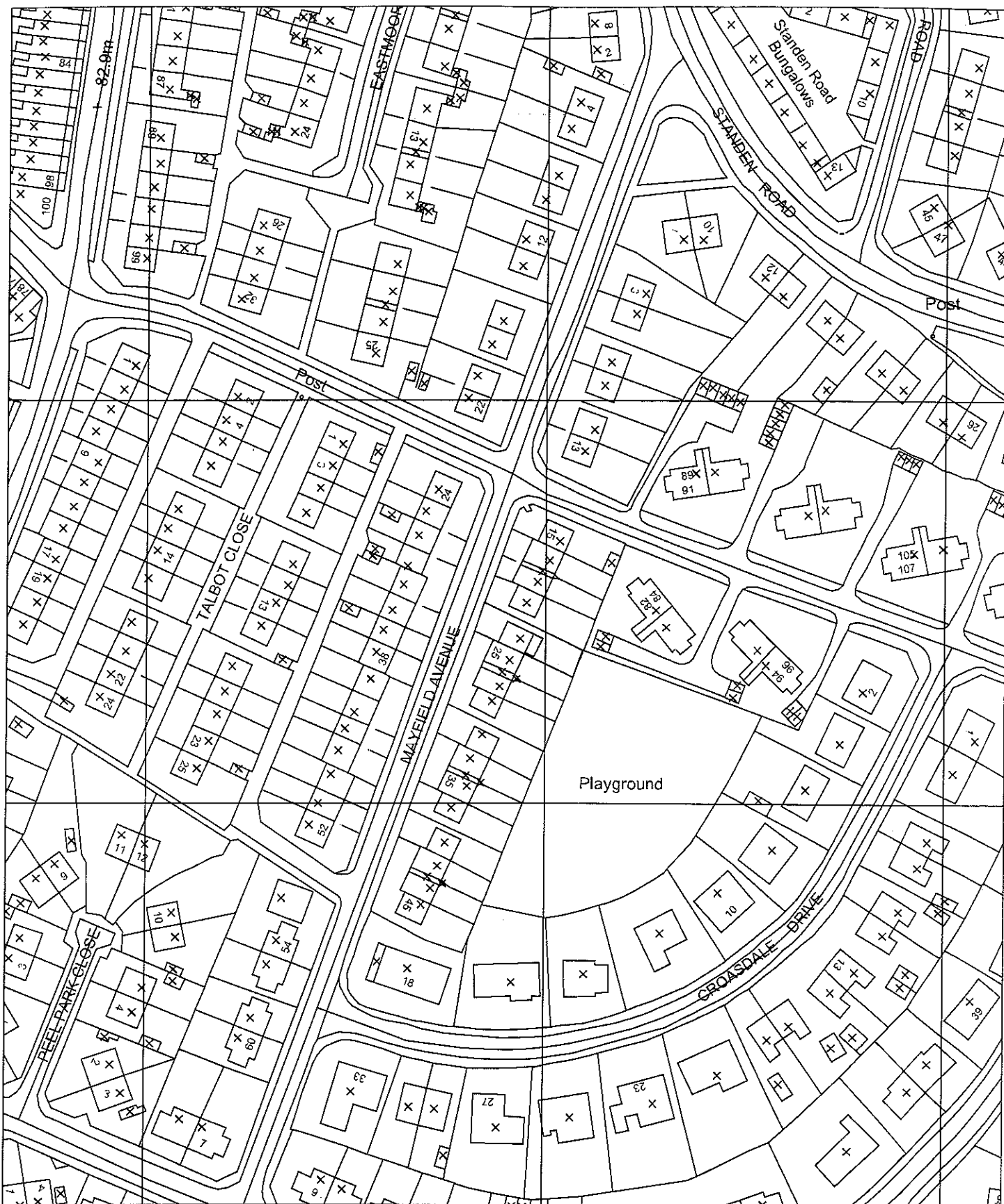
13. Declaration

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



Date

29/07/2011

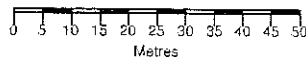
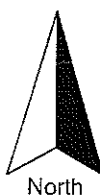


Site Address
 23 Mayfield Avenue
 Clitheroe
 BB7 1LE

Drawing Title
 Location Plan

Project Description
 Rear Extension &
 Loft Conversion

320110610P



TriCAD
 Solutions Ltd.
 BUILDING & LAND SURVEYORS

2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
 tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Rev.0 Description. Issued

Scale	Date	Drawn By
1:1250@A4	01/07/2011	AD

Drawing Number

TRI-0747-03

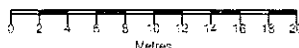


Site Address
 23 Mayfield Avenue
 Clitheroe
 BB7 1LE

Drawing Title
 Block Plan

Project Description
 Rear Extension &
 Loft Conversion

320110610P

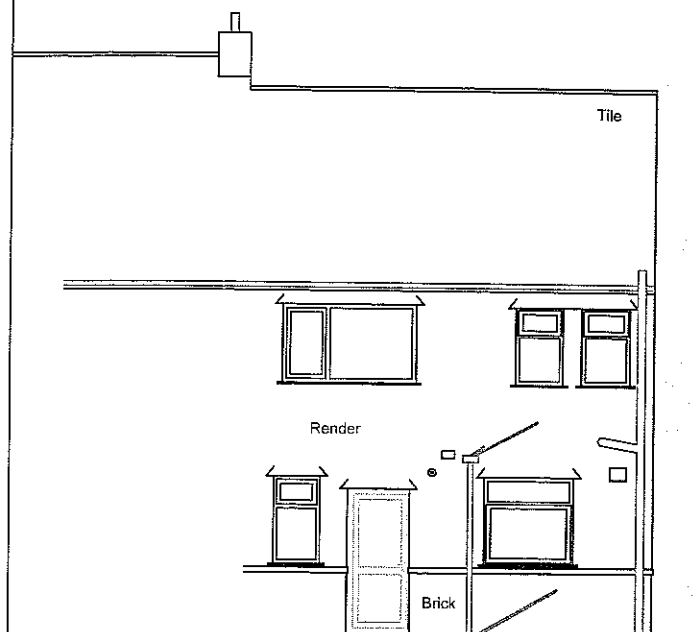


TriCAD
 Solutions Ltd.
 BUILDING & LAND SURVEYORS

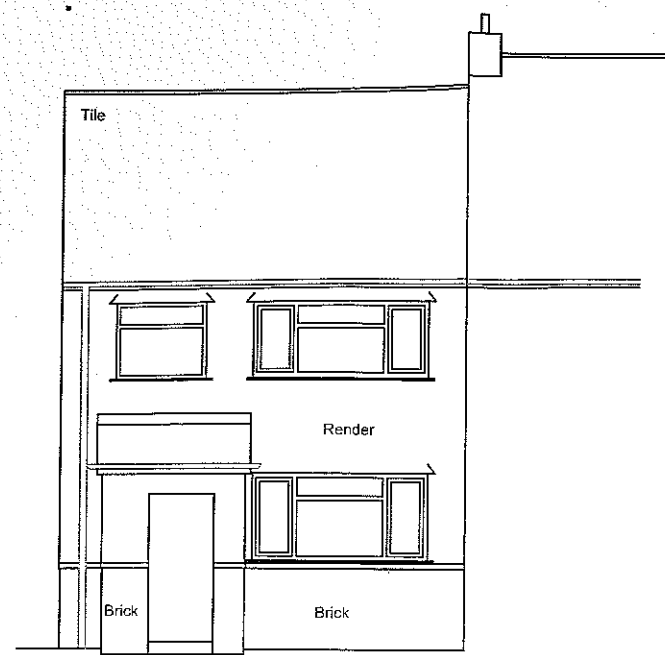
2 Berkshire Close | Wiltshire | Blackburn | Lancashire | BB1 9NG
 tel 01254 614055 fax 01254 209754 e-mail sales@triCADsolutions.co.uk

Rev.0	Description	Issued
Scale	Date	Drawn By
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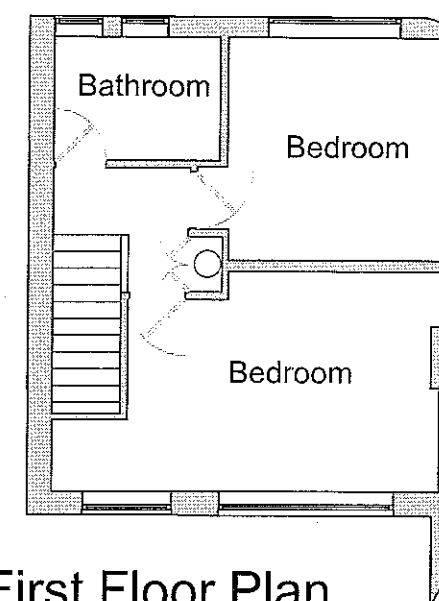
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TRI-0747-04



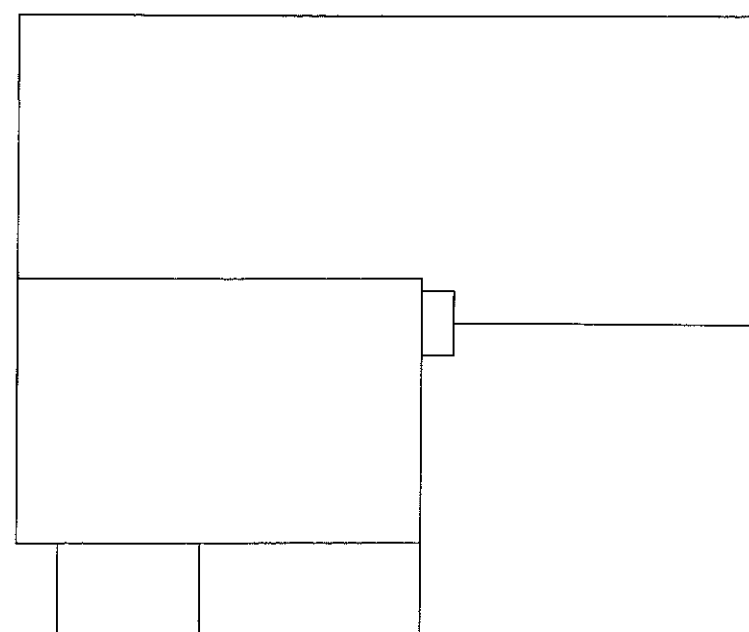
Rear Elevation



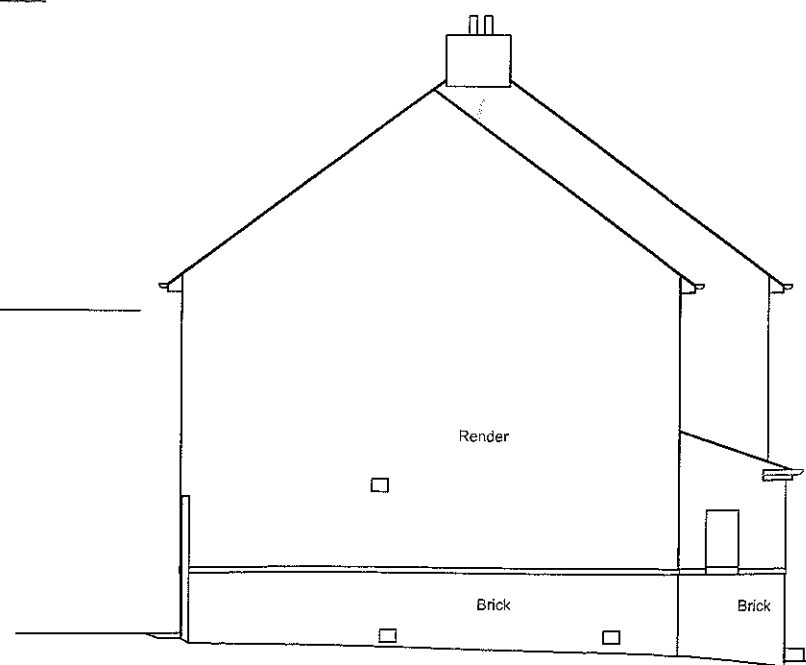
Front Elevation



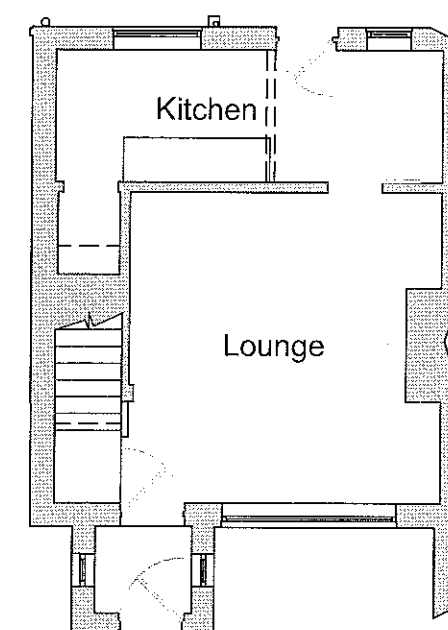
First Floor Plan



Roof Plan

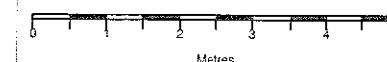


Side Elevation



Ground Floor Plan

Notes
All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness construction load bearing capacity & stability.



ABBREVIATIONS

320110610P

Rev. 0 Description. Issued



2 Berkshire Close | Wiltshire | Blackburn | Lancashire | BB1 9NG
Tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

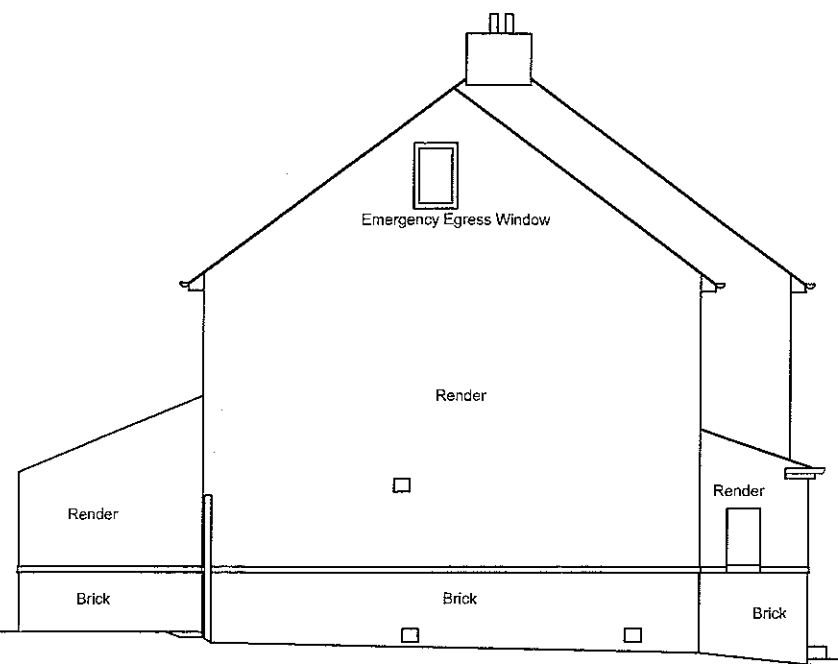
Site Address
23 Mayfield Avenue
Clitheroe
BB7 1LE

Project Description
Rear Extension and
Loft Conversion

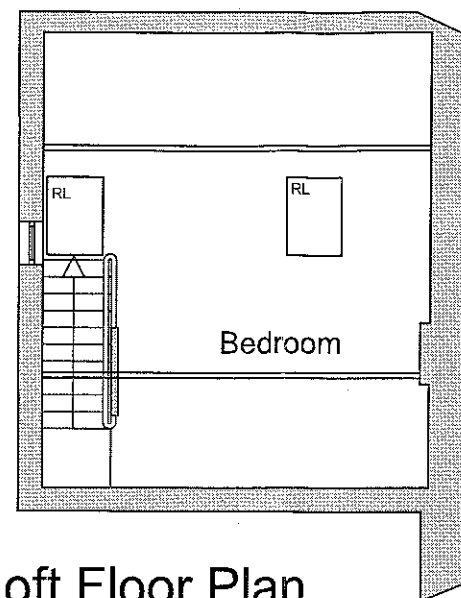
Drawing Title
Existing Floor Plans
and Elevations

Scale 1:100@A3 Date 01/07/2011 Drawn By AD

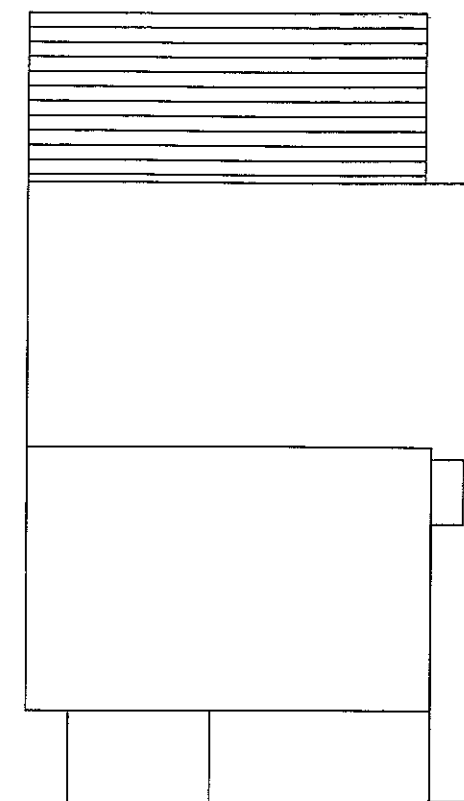
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TRI-0747-01



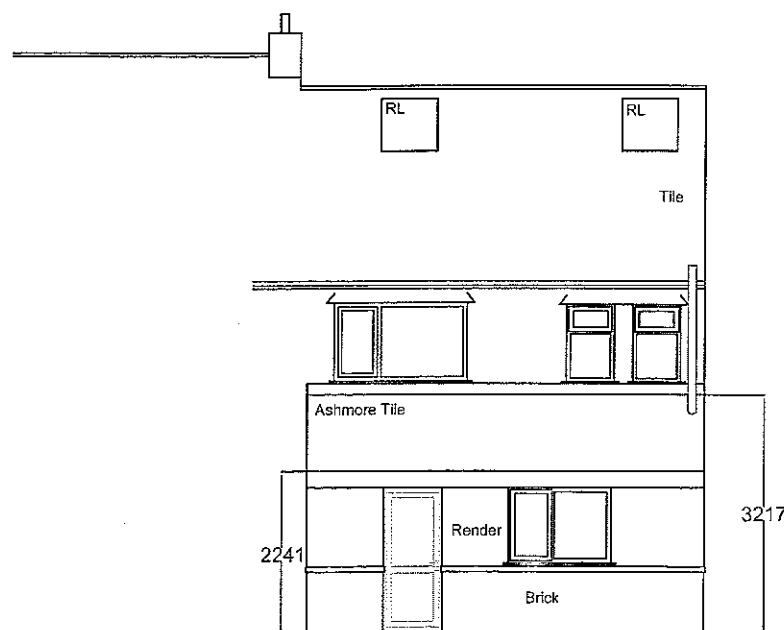
Side Elevation



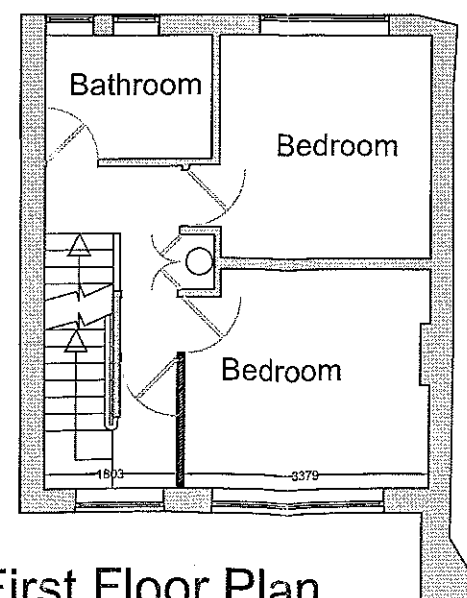
Loft Floor Plan



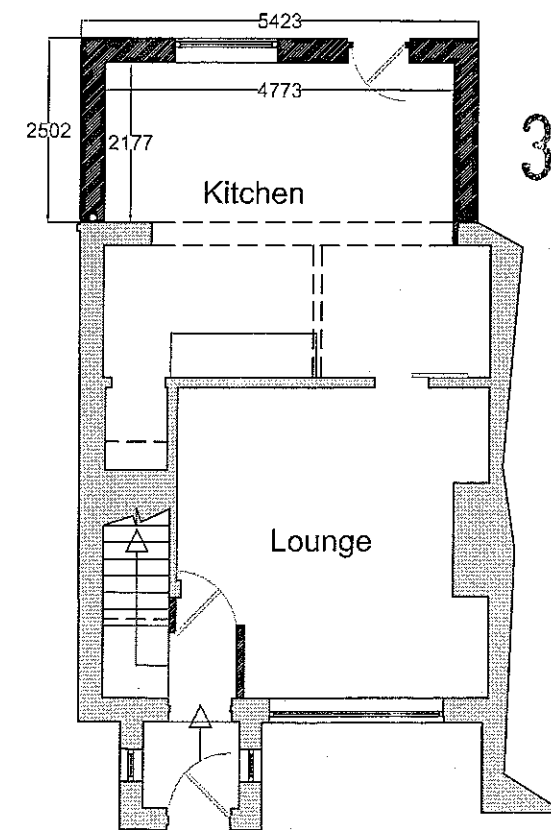
Roof Plan



Rear Elevation



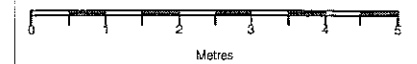
First Floor Plan



Ground Floor Plan

Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness construction load bearing capacity & stability



ABBREVIATIONS

320110610P

Rev.0 Description. Issued



2 Berkshire Close | Wiltshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address
23 Mayfield Avenue
Clitheroe
BB7 1LE

Project Description
Rear Extension and
Loft Conversion

Drawing Title
Proposed Floor Plans
and Elevations

Scale 1:100@A3 Date 01/07/2011 Drawn By AD

Drawing Number
TRI-0747-02

Anthony Macquarrie

23 Mayfield Avenue
Clitheroe
Lancashire
BB7 1LE

9 September 2011

Job ref: B 1036

Dear Anthony

Re: Protected Species Survey (Bats): 23 Mayfield Avenue, Clitheroe, Lancashire, BB7 1LE.

Introduction

You have requested a protected species survey at the above property as a condition of a planning application to Ribble 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 Friday 9 September 2011 between 09.00 and 09.30. The weather at the time of the inspection was mild, dry and overcast (max temperature: 16.5°C; cloud cover: 100%; wind: light easterly breeze) providing optimal conditions for a daylight scoping survey.

The inspection has found no evidence of bat activity therefore it is highly unlikely that bats will be disturbed and there will be no risk to protected species during the proposed building operations.

Survey methodology

The aim of a daylight scoping survey is to provide 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 published records search (data trawl) has also been undertaken to identify previous records of protected species within the district, including any designated conservation and wildlife sites or significant landscape features in the locality.

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.

Personnel

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 1989; current NE licence No: 20113901, (Conservation, Science and Education).

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

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

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

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

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

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

Data search

A local data search was carried to identify records of bat activity within 0.5km of the site. The following bat species are known to be present throughout the Ribble Valley (source - NBN 10km squares SD63 and SD73):

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

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

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

There are no records of roosting bats at this property or at neighbouring properties within 250m.

There are no records of significant bat maternity roosts or winter hibernacula within 0.5km of the property.

Description of the property

The property is a semi-detached two storey house with traditional rendered brick cavity-wall construction and pitched tile roof as shown in figure 1. The main roof is under-drawn and the area is partly enclosed leaving only a small void within the eaves on either side of the main roof space (figure 2); the floor is also boarded for access and storage (figure 3).

The tile with batten roof is lined with a bitumen and hessian under felt and the voids are insulated with a glass fibre material between the ceiling joists.

Externally, the roof, roof verge, ridge and fascia soffits are sealed and all external surfaces are well-maintained and fully secure. Windows and doors are sealed uPVC units and these are well-fitted and secure.



Figure 1:



Figure 2:

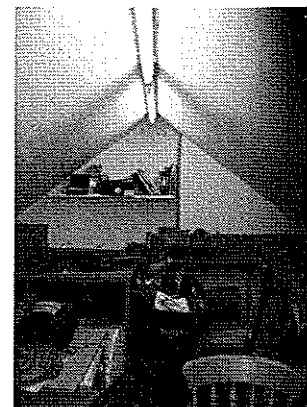


Figure 3:

Location of the property

NGR: SD 716413. Elevation: 85m

The property is within an urban location in well-established residential area close to the town and is surrounded by other properties of similar age, design and construction.

The site is not adjacent to extensive woodland, riparian habitat or river channel

The nearest watercourse is Mearley Brook approximately 300m NW providing low / moderate value feeding and foraging habita for bats, however the immediate landscape surrounding the property is considered sub-optimal in terms of feeding, foraging and commuting habitat and there is poor connectivity to other habitats.

There are no designated nature conservation sites immediately 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 and it is unlikely that bats have ever been present.

All external features of the building including fascia soffits, roof verges, ridge tiles and rendered surfaces were inspected for signs of roosting activity, none was found. Similarly, an internal inspection of the voids has shown no evidence of bat droppings, discarded feeding remains or other indicative signs of access associated with bat roosting, perching or feeding activity.

Evaluation of results

- The conservation significance of building is currently low / negligible
- All external features of the building are very well-sealed and secure therefore the potential of this property to support roosting, resting or perching bats is considered negligible or low.
- The potential of the existing building to support a maternity roost, hibernation roost or transitory / mating roost is very low.
- The surrounding land / habitats provide sub-optimal feeding, foraging and commuting habitat for bats and there is poor connectivity to other habitats
- 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 or within 200m of the property.
- There are no published records of bat roosting activity at this site or within neighbouring properties.

Summary and recommendations

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

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 outline mitigation procedures outlined below and seek further advice.

Further survey effort at this site is not recommended.

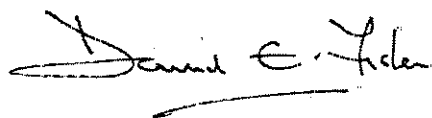
Impacts and mitigation

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

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

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

Yours sincerely



David Fisher

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)

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs.
www.defra.gov.uk

Contacts:

Bat Conservation Trust: 5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5RD.
Bat helpline number: 0845 1300 228

Natural England, 1 East Parade, Sheffield, S1 2ET, Enquiry Service: 0845 600 3078
enquiries@naturalengland.org.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227