



RIBBLE VALLEY
BOROUGH COUNCIL

10 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No

Date received 10 8 11

Fee paid £670.00

Receipt No: 13614

320110647P

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

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

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:	Mrs	First name:	Margarete	Surname:	Alexandra
Company name:	c/o Davis and Bowring				
Street address:	6-8 Main Street		Country Code:	National Number:	Extension Number:
	Kirby Lonsdale		Telephone number:		
Town/City:	Carnforth		Mobile number:		
County:	Lancs		Fax number:		
Country:			Email address:		
Postcode:	LA6 2AE				

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Andrew	Surname:	Ashworth
Company name:	andy ashworth architect				
Street address:	Lime Kiln Cottage		Country Code:	National Number:	Extension Number:
	Bedlam Road		Telephone number:	07970023824	
	Thornley-with-Wheatley		Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	PR3 2TL		andyashworth.architect@yahoo.co.uk		

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Conversion of barn into 2No. dwellings

Has the development or work(s) already started?

☐ Yes ☒ No

4. Site Address Details

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

House:

Suffix:

House name:

CHADWICKS FARM

Street address:

SETTLE ROAD

BOLTON BY BOWLAND

Town/City:

CLITHEROE

County:

Postcode:

BB7 4NT

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

Easting:

378004

Northing:

449928

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):

Officer name:

Title: Mr

First name:

Graeme

Surname:

Thorpe

Reference:

RV/2009/ENQ/00333

Date (DD/MM/YYYY):

20/11/2009

(Must be pre-application submission)

Details of the pre-application advice received:

Further consultation and advice on site layout 28-03-11

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)

10-011-103

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:

External bins enclosure

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

☒ Yes ☐ No

If Yes, please provide details:

External bin enclosure

8. 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

9. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☐ Yes ☒ No

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11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Coursed rubble natural stone

Description of *proposed* materials and finishes:

As existing

Roof covering- add description

Description of *existing* materials and finishes:

Corrugated sheet

Description of *proposed* materials and finishes:

Natural blue/grey slate

Chimney - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

N/a

Windows - add description

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Painted hardwood

External doors - add description

Description of *existing* materials and finishes:

softwood

Description of *proposed* materials and finishes:

Painted hardwood

Ceilings - add description

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

14. Materials (continued)

Internal walls - add description

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

Floors - add description

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

Internal doors - add description

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

Rainwater goods - add description

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Painted cast iron / colour coated cast aluminium

Boundary treatments - add description

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Treated timber stock fence

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Unsurfaced track

Description of *proposed* materials and finishes:

Gravel track. Macadam entrance and parking areas

Lighting - add description

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

Others - add description

Other

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 drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

10-011-102

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☒

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

16. Assessment of Flood Risk

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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 an appropriate 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

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, 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

18. Existing Use

Please describe the current use of the site:

Storage

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

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

19. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

21. Residential Units

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

☒ Yes ☐ No

21. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1	1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

22. All Types of Development: Non-residential Floorspace

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

☐ Yes ☒ No

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

25. Site Area

What is the site area?

2,935

sq metres

26. 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:

N/a

Is the proposal for a waste management development?

☐ Yes ☒ No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

28. 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

22

12 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	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☒	189	25.5	163.5	
	PREVIOUS AGRICULTURAL, CURRENT STORAGE	☐				
Total						

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: First name: Surname:
Person role: Declaration date: ☒ Declaration made

29. 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: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

30. Declaration

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



Date

Chadwicks Farm

BOLTON-B-BOWLAND CP

320110647b

Bolton by Bowland

~~Holden~~

North

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A Ashworth, RIBA mob: 07970 023824
Lime Kiln Cottage, Bedlam Road
Thornley-with-Wheatley, Preston PR3 2TL

REF: 10-11

Chadwicks Farm, Settle rd., Bolton by Bowland, Clitheroe, BB7 4NT: proposed barn conversion to two dwellings:

Heritage, Design and Access Statement:

8.08.11

1) Heritage:

The barn at chadwicks farm is within the curtilage of the farmhouse which is listed grade II. The listing, ref. 13/53, dated 16.11.1954, dates the house as early C19th. The barn is unusually large, built in random coursed sandstone with some dressed stone quoins, lintols and surrounds to original openings. The external walls are approximately 600mm thick. There is an original arched doorway in the centre of the east elevation, with numerous vent slits in the gables. The roof structure has trusses and purlins of hewn natural oak members. All these factors would indicate that the barn is significantly older- 17th or possibly 16th century, and that the farmhouse is not the original, which would be more likely to be smaller and more modest than the current property. (historic searches have not been able to verify this).

Major recent alterations (19th/20th C.) have been made to suit more modern farming methods including a concrete ground floor stall and access/ washdown centre route with an added rear milking plant extension for dairy herd operation. This alteration included the introduction of significant large window openings with inappropriate steel external lintols.

The original roof covering (which would have been slate) has been replaced with corrugated sheet. Generally doors and windows are either missing or in very poor condition.

2) Design:

The existing roof structure is the most important internal element of the building to be preserved and incorporated as a key visual feature of the conversion. As the height to the bottom cross member restricts headroom in creating the upper floor the layout has been totally dictated by the roof truss centres, with individual stair access to each bay, and a fully open bay to the roof at each of the gable ends. This, and the exposure of trusses throughout will accentuate the nature and character of the original construction.

Externally, where possible, existing openings are used or reopened. The roof will be reslated. All external materials will be traditional; the recent steel window lintols will be replaced with stone. The later additional rear extension is removed.

The external access layout (following consultation) has been arranged to the rear of the building, using an existing vehicle access point, to minimise any visual impact at the front (road view) of the property.

3) Access:

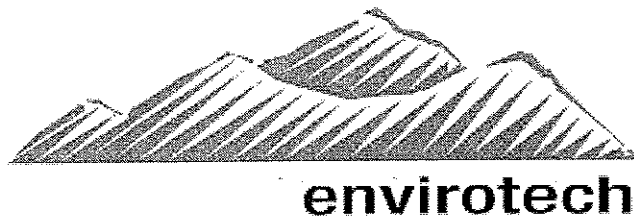
The proposed conversion will comply with the current building regulations and incorporate a level/ ramped pedestrian access to the properties from the rear parking areas: vehicle access and ground floor facilities are indicated on the scheme drawings.

Andy Ashworth
For and on behalf of
Andy Ashworth Architect

Enc: application: fee to be forwarded by post.

CC:

Stone Lea
Sedgwick
Kendal
Cumbria
LA8 0JP



Tel: 015395 61894
Mobile: 07812 081320
Email: info@envtech.co.uk
Web: www.envtech.co.uk

BAT, BARN OWL & NESTING BIRD SURVEY AT

Chadwicks Farm, Bolton by Bowland

BAT/11/1024

Envirotech NW Ltd
Director: A Gardner BSc (Hons), MSc, MIEEM, MRICS, CEnv Dip NDEA
Registered Office: Stone Lea, Sedgwick, Kendal, Cumbria, LA8 0JP
Registered in England Company Registration Number 5028111



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BAT, BARN OWL & NESTING BIRD SURVEY

Instructions

Investigate for the presence or absence of bat species, nesting birds and Barn Owls as part of a planning application for the renovation of a barn at Chadwicks Farm, Bolton by Bowland.

Professional responsibility

This report has been commissioned and the actions of the surveyor have been made in accordance with the Code of Professional Conduct for the Institute of Ecology and Environmental Management. (www.ieem.org.uk) and the Royal Institution of Chartered Surveyors (www.rics.org.uk)

Accuracy of report

This report has been compiled based on the methodology as detailed and the professional experience of the surveyor. Whilst the report reflects the situation found as accurately as possible, bats, nesting birds and Barn Owls are wild and can move freely from site to site. Their presence or absence detailed in this report does not entirely preclude the possibility of a different past, current or future use of the site surveyed.

We would ask all clients acting upon the contents of this report to show due diligence when undertaking work on their site and or in their interaction with bat species, nesting birds and or Barn Owls. If bats, nesting birds or barn owls are found during a work programme and continuing the work programme could result in their disturbance, injury or death either directly or indirectly an offence may be committed.

These species may only be disturbed, injured or killed under license.

If in doubt, stop work and seek further professional advice.

Quality and Environmental Assurance

This report has been printed on recycled paper as part of our commitment to achieving both the ISO 9001 Quality Assurance and ISO 14001 Environmental Assurance standards. Envirotech has been awarded the gold standard by the Cumbria Business Environmental Network for its Environmental management systems.

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1. Introduction

1.1. Site Description

The site is a large barn, which is subject to renovation. The site is located to the Northwest of the village of Bolton-by Bowland.

1.2 Proposed Works

The proposal is for the conversion of the barn into two residential units.

1.3 Aims of Study

To ensure that the proposed development does not affect any bat species which is listed under the Conservation (Natural Habitats, &c) Regulations 1994 which implements the EC Directive 92/43/EEC in the United Kingdom the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

The survey will:-

- ⇒ Identify the past and/or current use of the site by bat species
- ⇒ Assess the likely impact of the proposed development on these species
- ⇒ Provide a basis upon which to propose mitigation (if required) for bat species affected by the development

To ensure the proposed development does not affect Barn Owls as it is an offence under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) to

- ⇒ Kill or injure a Barn Owl
- ⇒ Damaging or destroy the active nest site with eggs or young or before eggs are laid
- ⇒ Disturbing the dependent young of a Barn Owl
- ⇒ Intentionally or recklessly disturb any Barn Owl whilst building a nest or is in, on or near an active nest site.

To ensure the proposed development does not affect nesting birds as it is an offence under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) to

- ⇒ Intentionally kill, injure or take any wild bird.
- ⇒ Intentionally take, damage or destroy the eggs, young or nest of a birds whilst it is being built or in use.

2 Methodology

The methods used comply with those described in BCT (2007). This is a progressive assessment starting with a broad habitat assessment then increasingly more thorough survey methods, until a level is reached at which additional survey effort is unlikely to provide additional useful information about the site.

2.1 Desk Study

- ⇒ Likely bat roosting and feeding sites adjacent to the site were identified from aerial photography at 1:5000 scale. This allows us to determine likely commuting routes into and off the site.
- ⇒ A records search was undertaken of the Envirotech dataset. The purpose of a records search is to establish the species of bat found in the local area and any past history of bats at the site. No additional data searches were considered necessary at this site as the bat species likely to be found in the local area could be adequately determined from the records searched.

2.2 Field Survey

2.2.1 Methodology

- ⇒ Field assessment of adjacent bat feeding and roosting sites made following a review of aerial photography:- This allows us to cross check our interpretation of aerial photography with actual habitat on the ground.
- ⇒ Thorough inspection of the walls and eaves using a torch and 10x40 binoculars to locate potential bat roosts:- Gaps and cracks in the walls or under the eaves and soffits may provide access to the building by bats. Where possible all gaps and cracks judged to be of a suitable size for bats to take entry to the building were inspected either from the ground or the top of a ladder. Where appropriate an endoscope was used to fully inspect these gaps internally.
- ⇒ Thorough inspection of the roof using a torch and 10x40 binoculars to locate potential bat roosts:- Gaps under the tiles, ridge lines and flashing may provide suitable roosts for bats. All gaps and cracks judged to be of a suitable size for bats to take entry to the building were inspected either from the ground or the top of a ladder. Using binoculars and a torch to illuminate the gaps underneath the tiles and ridge lines it is often possible to see residual evidence of bats such as droppings, scratch marks or bats themselves.
- ⇒ Thorough inspection of interior and exterior of building to look for signs of bats such as grease or scratch marks, bat droppings and feeding detritus.
- ⇒ Thorough search for detritus associated with bat feeding perches and roosts:- These roosts are usually associated with Brown Long-eared (*Plecotus auritus*) bats in roof voids and under eaves.
- ⇒ Search for detritus associated with bat feeding perches and roosts:- These roosts are usually associated with Brown Long-eared (*Plecotus auritus*) bats in roof voids and under eaves.
- ⇒ Dusk emergence survey. Bat commuting routes and activity in and around the building were observed and noted. We judge from the position of the site that this period covered the time from the beginning of emergence until such a time as any bats at the site would have emerged.

- Passive pre-emergence scan of building made with Bat Box Duet (heterodyne and frequency) division detector set at 17 KHz below potential roost sites. This would detect pre-emergence social chatter from bats.
- Active scan with Bat Box Duet, heterodyne and frequency division detector set at 40KHz made post emergence. The surveyors then move around the site adjusting the frequency of the detector in response to bat sightings.

Birds

⇒ Search for indications of nesting and roosting birds, white wash and owl pellets, nesting materials, chick down and feathers.

2.2.2 Timing

Date of Visit	Site/ Local area Inspection	Emergence Survey
21 st June 2011	20:30- 21:30	21:30- 23:00

2.2.3 Weather conditions

Site conditions can have a large impact upon the results of an emergence survey. At this site, we judge that the weather had no impact on the results of the emergence survey.

- Wind 0- 2mph
- Cloud cover 75%
- Temperature 17 degrees Celsius

2.2.4 Personnel

The survey was carried out by

Mr Jack Sykes
Natural England Bat License- All species, All counties

Miss Kiri Jones BSc (Hons)
Unlicensed observer

3 Results

3.1 Desk Study

Bats

There are records of six bat species on the datasets within 1km but no records for the site. Having visited the area we are of the opinion that the records on the Envirotech dataset are likely to be under representative of the species of bats in the local area.

From the pre-existing records, a review of aerial photography, a field assessment of the

area adjacent to the site and the experience of the surveyor, bat species which may occur adjacent to the site are:-

- Common Pipistrelle (*Pipistrellus pipistrellus*)
- Soprano Pipistrelle (*Pipistrellus pygmaeus*)
- Whiskered (*Myotis mystacinus*)
- Brandt's (*Myotis brandtii*)
- Noctule (*Nyctalus noctula*)
- Daubenton's (*Myotis daubentonii*)
- Natterer's (*Myotis nattereri*)
- Brown Long-Eared (*Plecotus auritus*)

This assessment has been made on the following basis:

Landscapes can be divided into four categories for use by bats; open, closed, edge and water. Each type of landscape category is suitable for use by a different combination of bat species. We would classify the landscape immediately adjacent to the site as "open", within 1km of the site the landscape could also be described as "edge" and "water".

The hedge lines to the South and East of the site were judged to be the primary commuting route and foraging area for bats next to the site. The local area was judged to be a **moderate quality** foraging area for bats.

There is a large river to the East which would be favourable for bats which feed in "water" landscapes such as Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Daubenton's (*Myotis daubentonii*). Soprano Pipistrelle (*Pipistrellus pygmaeus*) are not always confined to landscapes including water bodies, although they have a strong preference for them. This river is poorly linked to the site.

Both Natterer's (*Myotis nattereri*) and Brown Long-eared (*Plecotus auritus*) bats prefer to roost or fly inside enclosed spaces before emerging. There are two accessible but only marginally suitable roof voids in the building surveyed and we judge they would be unlikely to utilise the adjacent environs in large numbers as the surrounding landscape is insufficiently "closed" to be ideal for these species. They may however be found in the wider area.

Noctule (*Nyctalus noctula*) are rarely found roosting in buildings but have been known to do so. These species of bat disperse widely from their roosts, which tend to be in trees, to feed. We would judge it unlikely they would roost in a building such as that surveyed but are likely to be found in the wider area.

Whiskered (*Myotis mystacinus*), Brandt's (*Myotis brandtii*) and Common Pipistrelle (*Pipistrellus pipistrellus*) are likely to make use of the fields and hedge lines in the local area to forage although the site is not considered to offer optimal foraging potential.

Barn Owls

There are no records of Barn owls within 1km of the site on the Envirotech datasets. The habitat around the site appears to be suitable for hunting Barn owls.

3.2 Field Survey

3.2.1 Habitat Description

The site is a large barn Northeast of Bolton-by-Bowland at (SD 780 499) see figure 1. The site is bounded by a road and river to the East and pasture fields to the North, South, East and West. There are small patches of woodland to the West and Northeast which are poorly connected to the site. There are a small number of broad leaved trees immediately adjacent to the site to Southwest and an area of long grass running alongside the east elevation of the barn, which we judge to be the primary foraging areas for bats around the site.

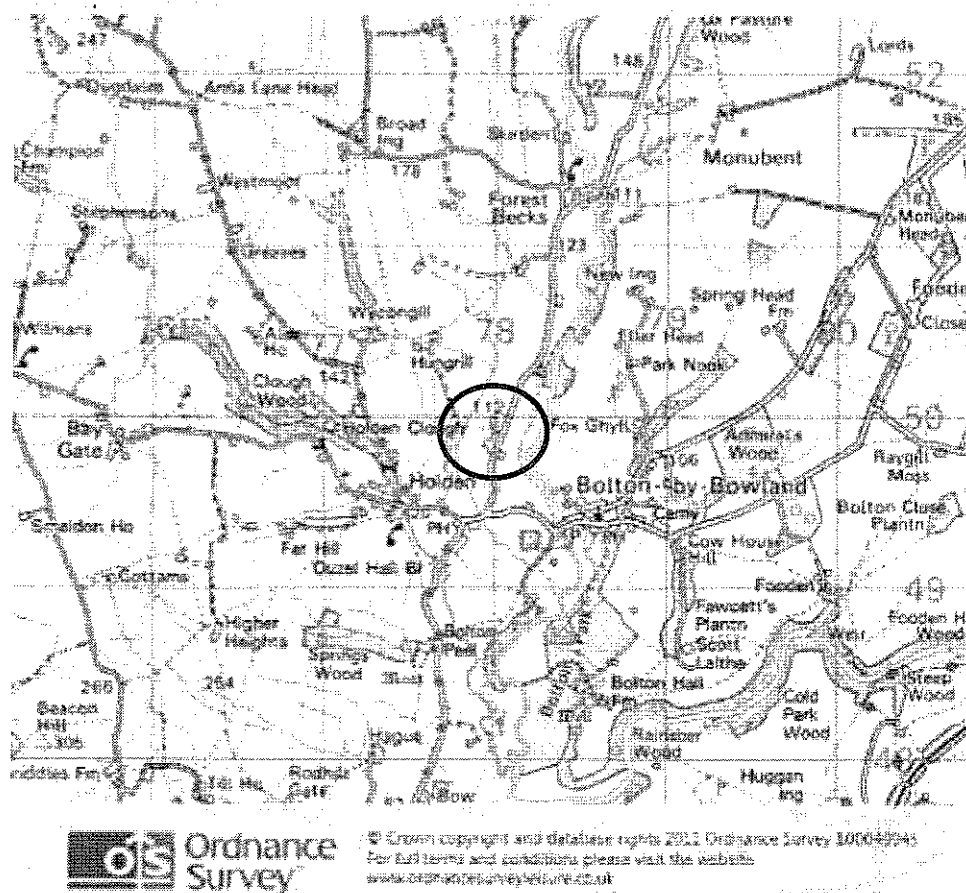


Figure 1.

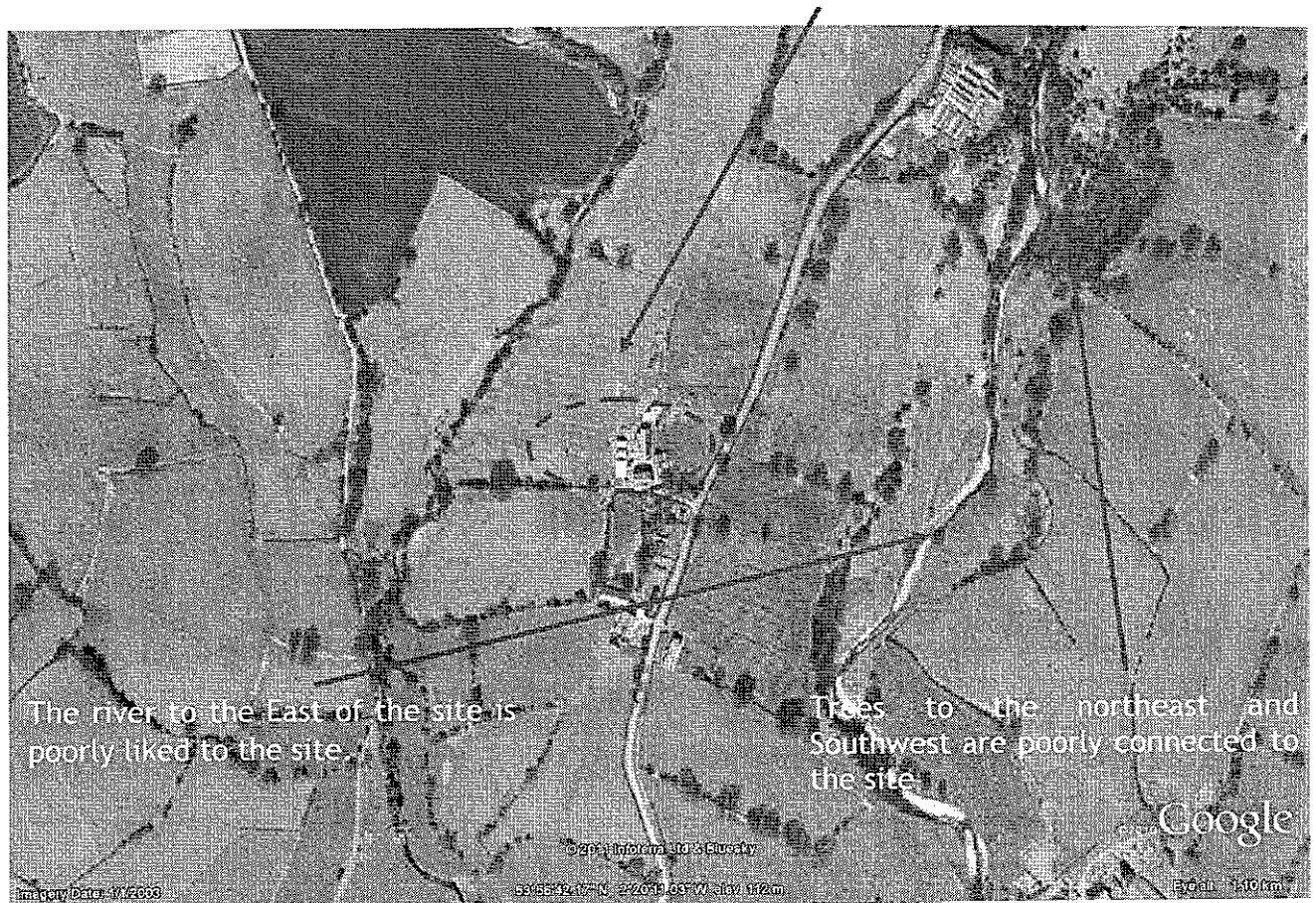
The habitats adjacent to the site comprise pasture fields bounded by low hedges.

It is judged that the most suitable commuting route for bats into and out of the site are the hedgerows and tree line to the North. The surrounding habitat is considered to be of moderate foraging potential.

An annotated satellite image of the surrounding habitat is shown below figure 2.

Satellite Image of surrounding area

Pasture fields and low hedgerows provide poor quality foraging opportunities for bats adjacent to the site



Survey area



The trees to immediately adjacent to the site to the Southeast and the area of long grass to the east are judged to be the primary foraging areas for bats around the site.

Figure 2

3.2.2 Bat Roost Survey

The building comprises a large two storey barn and adjoining lean-to outbuilding. The ground floor of the barn is currently being used for storage, the upper floor is empty. For the purposes of this description the site is taken to be one building.

The exterior walls of the building were inspected for gaps, cracks, areas of rotten wood and or signs of bats such as grease marks, bat droppings and feeding detritus. Where appropriate ladders, binoculars and an endoscope were used to inspect areas above head height. The walls of the barn are relatively high, some are inaccessible, although all areas could be adequately inspected and were visible.

The walls on all elevations were found to be generally well pointed with only occasional gaps and crevices between the stonework apparent. No past or current use by bats could be located inside the walls on any elevation.

There were occasional gaps noted along the roof line under the eaves along fascia boards and wall tops on the West and East elevations. The gaps were found to be potentially suitable although there was no evidence of past use such as droppings, grease or scratch marks, or urine staining on the walls themselves.

The roof is made of asbestos and is unlined we consider that the potential for roosting bats in the roof is negligible. The entire roof could be easily inspected from the ground and the eaves line with close focus binoculars and a 1,000,000 candle power torch. No indication of use of the roof by bats such as lichen staining, grease or scratch marks could be found. The ridge line could also be fully inspected, and was found to be very well sealed, no indications of use could be found. The roof structure generally appears of low quality for use by bats.

Both Natterer's (*Myotis nattereri*) and Brown Long-eared (*Plecotus auritus*) bats prefer to roost or fly inside enclosed spaces before emerging. There are two accessible roof voids in the building; one in the main barn the other above the lean-to outbuilding. Both could be fully inspected. The void above the outbuilding is very low and only marginally suitable, we found a heavy covering of undisturbed cobwebs along the beams indicating that there has been no recent use by bats. In the main barn skylights make the internal space very light. No indication of use such as scratch marks on the beams or staining were found.

Internally the walls were found to be generally well sealed although some gaps and cracks which could be potentially suitable for crevice dwelling species do occur. The wall tops are open and exposed; all are largely unsuitable for use. The timber frame which supports the roof has a number of gaps and crevices, around joints and where the wood has split. Again these have potential for use by crevice dwelling species. A number of droppings were found scattered about the second floor of the barn; however there were no clear concentrations of droppings which would indicate intensive or regular use of a particular roost site. The droppings were small, and considered characteristic of Pipistrelle Sp. bats. We consider these will have been deposited by bats foraging in rather than using the building for roosting. This is typical behaviour for bats in large open buildings such as that surveyed.

To summarise the building is large. The internal space is open and light due to skylights. The asbestos roof is considered to have negligible potential for bats. The timber frame has some potential for bats however no indications of use were found. The internal and

external walls offer some potential for use by bats but again no indications of use could be found. There were scattered droppings found on the second floor of the barn but no clear concentrations of dropping indicating a roost were found. We consider these droppings may have been left by bats foraging within the barn. The proposed work to the building is considered to be relatively low risk.

Overall we consider the building and proposed work is low risk and consequently a single emergence survey is sufficient to be reasonably confident in the absence of bats. The building is unlikely to be suitable for use by void dwelling or late emerging species.

3.2.3 Barn Owls

There was no "white wash" and or old owl pellets on the floor and or n surfaces inside the building which suggest that Barn Owls have roosted at the site in the past.

3.2.4 Nesting birds

We found droppings within the barn indicating use by nesting or roosting birds but no active nest sites

3.2.5 Emergence survey

Conditions for an emergence survey on the 21st June 2011 were judged to be good, with a starting temperature of 17 degrees centigrade.

The building was scanned with a bat box duet (frequency division) and bat box griffin (time expansion) detector set at 17Khz to detect pre-emergence chatter and/or movement of bats within roosts. No such chatter was heard.

The surveyors were then positioned around the building in such a way that all sides offering roosting or foraging potential could be monitored.

At 22:06 two bats commuted on to the site, either from the main house, or from the track leading onto the site, both were Common Pipistrelle (*Pipistrellus pipistrellus*). One bat remained on the site throughout the survey and was observed making numerous passes through the barn itself. This correlates with the scattered droppings found within the internal space.

Regular inspections inside the barn resulted in no Brown Long-Eared (*Plecotus auritus*) or Natterer's (*Myotis nattereri*) bats being seen.

The survey was terminated at a time when it was too dark (0.25 lux) to see additional bat activity and any bats which could use the site would have emerged.

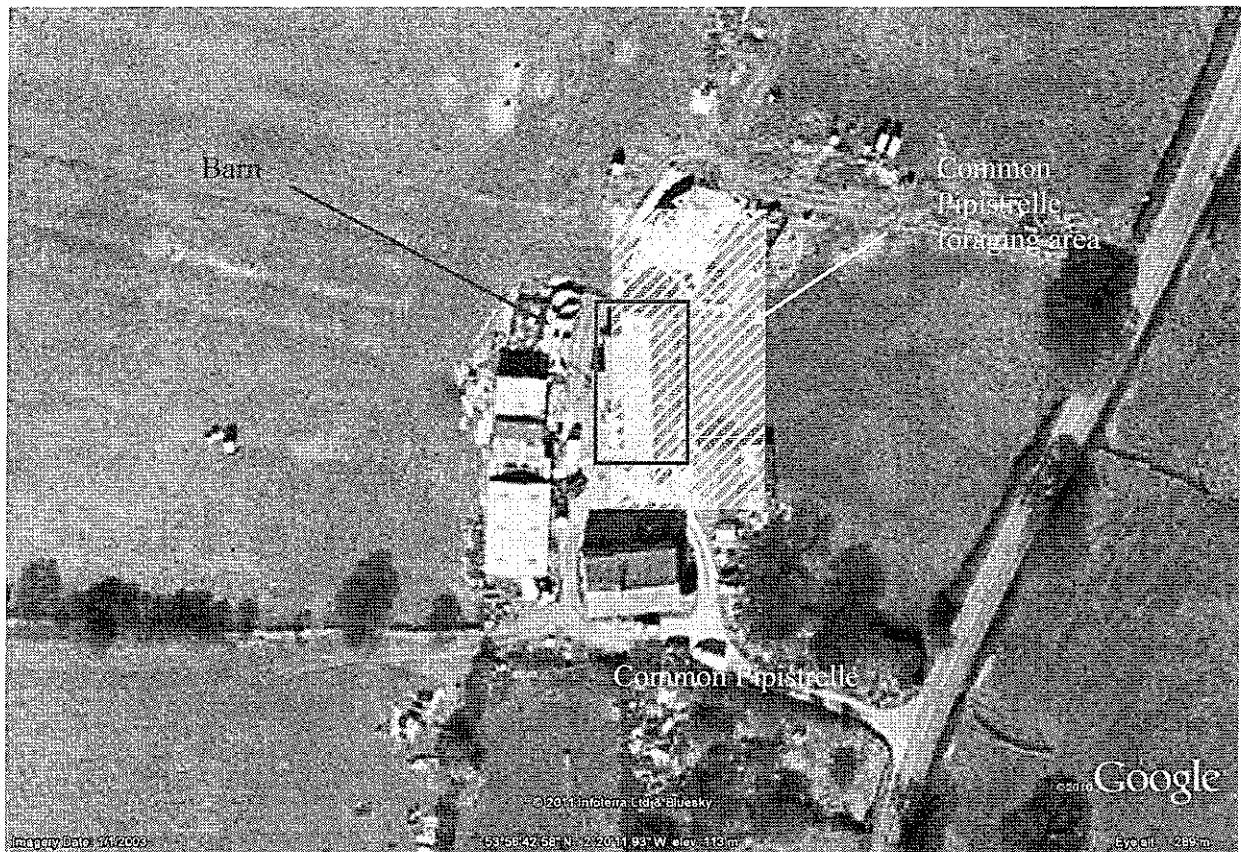


Figure 3

4 Assessment

4.1 Constraints

We judge that the site survey is sufficient to address the risk to bats at the site based on the species present in the local area, construction of the barn and nature of the proposed work. The level of survey effort accords with the recommendations of BCT (2007).

4.2 Interpretation

4.2.1 Presence/ absence

There was no past or current evidence of bats roosting found at the site during the survey.

We consider that the building is unlikely to be used by significant numbers of bats for roosting. There are gaps in the walls however and these were judged to be at worst suitable for opportunistic or transitory use by individual bats. There was however no evidence of such use found during the survey. Precautionary mitigation would be appropriate.

There is no evidence that Barn owls have nested or roosting in the barn.

There was evidence of use of the barn by nesting and roosting birds although no active nests were found.

4.2.2 Population size class assessment

From a review of adjacent habitat the maximum number of bats that are likely to use the area around the site is of the magnitude 10-100 (medium).

Barn Owls are currently considered to be absent.

There were indications of current use of the site by nesting birds although no active nests were found.

4.2.3 Site status assessment

Whilst the site itself is unlikely to be used as a roost by a significant number of bats, there is use of the adjacent landscape. Bats are likely to rely on a number of roost sites in buildings and trees in the local area. It is therefore likely that the site has a low significance for bats.

We are of the opinion that the building is not currently used by Barn owls and will have a low significance for this species.

The building is not currently being used by Swallows other nesting birds.

4.3 Potential Impacts

4.3.1 Bat Roosts

4.3.1.1 Pre and mid-activity impacts

A worst case scenario will be considered in addressing potential impacts at the site without mitigation.

No signs of past maternity or gathering roosts were found at the site during the survey. The potential for a maternity or gathering roost in the building is judged to be very low due to the absence of highly suitable roost sites. Evidence of past use of the site by large numbers of bats such as would occur in a maternity or gathering roost, such as staining on the roof or walls, was absent. **We judge there is no risk to a maternity colony or gathering roost at this site from the proposed work.**

We judge there is a low risk of disturbing bats in or loss of transitional, bachelor or non breeding female roost sites. We judge that on balance it is unlikely this sites potential for use for these purposes will be degraded by the proposed work. There are likely to be numerous other more suitable sites in other buildings and trees in the wider area as well as those which will be retained and improved in the scheme due to re-roofing and darkening of the internal spaces.

In our experience lek sites are commonly found in proximity to the main feeding and commuting routes. The primarily commuting and feeding area at the site was judged to be around the East side of the bard, this was judged to be **medium quality**. There were potential lek sites identified in the building facing this commuting route which are also close enough to it to be used by male bats for leks. **It is therefore possible there will be use of the building by bats for leking but the risk of a significant disturbance to bats in or loss of lek sites by the proposed work is considered to be low.**

There are no areas of rotten wood in the building which offer crevices which could be suitable for hibernating Pipistrelle Sp. bats. There are no areas of the building which are sufficiently damp and cool which would be ideal for hibernating Myotis Sp. bats. There is very little evidence and limited potential for hibernation at the site; it is therefore unlikely there will be loss of hibernation sites.

There is unlikely to be any loss of a swarming site. Swarming sites are generally found at or near hibernation sites. We judge that the site is unlikely to be used by Myotis Sp. bats and Brown Long-eared (*Plecotus auritus*) which have been known to swarm as there are no hibernation sites for these species in the building.

Without mitigation, there is considered to be only a low potential for the alteration or loss of occasional, unconfirmed roost sites for bats at the site and this is unlikely to have a significant impact on their local distribution.

4.3.1.2 Long term impacts

There is on balance a low risk of the disturbance of roost sites for bats.

It is the opinion of the surveyor that the loss or creation of occasional roosts for crevice dwelling bats will not have a significant long term impact on the local population of the species.

4.3.1.3 Post activity interference impacts

The barn was found to be used by foraging bats, there would therefore be a small loss of foraging habitat. This is unlikely to be significant in the local context.

4.3.1.4 Other impacts

It is our opinion that there will be no significant other negative impacts relating to the proposed work which may affect bat species.

4.3.2 Bat Foraging and Commuting Habitat

There is unlikely to be a disruption to any commuting routes at the site.

There would be a small loss of foraging habitat during and after the construction phase of the project.

4.3.3 Barn Owls

There is a very low potential for use of the site by Barn Owls.

4.3.4 Nesting birds

There was evidence that the barn has been used by birds for roosting and or nesting, however there are likely to be numerous suitable nesting sites within the area, we judge that there should be no long term impacts.

4.4 Legislation and Policy Guidance

4.4.1 Legislative context - Bats

All bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats, &c.) Regulations the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act.

Annex IV of the *Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora* (EC Habitats Directive) lists animal and plant species of Community interest in need of strict protection; this includes all bat species.

In the UK, the EC Habitats Directive has been transposed into national laws by means of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). These are commonly and collectively known as the 'Habitats Regulations' and they give bats, their breeding sites and resting places a high level of strict protection.

In summary, it is a criminal offence to:

- ⇒ capture or kill a bat;
- ⇒ disturb a bat whilst in a place of shelter or rest; or
- ⇒ damage or destroy a bat's breeding site or resting place.

The breeding sites and resting places of bats are usually known as 'roosts' and resting places also include, for example, feeding perches where a bat consumes its prey. Bat roosts are protected even when bats are not present.

Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used.

It is essential that all contractors are instructed to work with particular care in order to avoid disturbing or harming bats. All those working at the site must be aware of the procedures to be followed if bats are found during works. Project Managers must commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

Natural England advises that, if possible, any works at bat roosts should be undertaken so as not to affect the bats and/or their roosts.

With careful working, it is judged that no significant disturbance to bats will occur at the site and no offence will be committed.

4.4.2 Legislative context - Barn Owls

It is an offence under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) to

- ⇒ Kill or injure a Barn Owl
- ⇒ Damaging or destroy the active nest site with eggs or young or before eggs are laid
- ⇒ Disturbing the dependent young of a Barn Owl

- ⇒ Intentionally or recklessly disturb any Barn Owl whilst building a nest or is in, on or near an active nest site.

It is judged that so long as work on the building takes place when Barn Owls are not nesting, then no offence will be committed.

If Barn Owls start to nest in the building, work must be deferred until the young are fledged.

4.4.3 Legislative context - Nesting Birds

It is an offence under the Wildlife and Countryside Act 1981 to

- ⇒ Intentionally kill, injure or take any bird.
- ⇒ Intentionally take, damage or destroy the eggs, young or nest of a bird whilst it is being built or in use.

It is judged that so long as work on the building takes place when birds are not nesting, then no offence will be committed.

If birds start to nest in the building, work must be deferred until the young are fledged.

5 Recommendations and Mitigation

5.1 Further Survey

We consider that the risk to bats in the building will remain low and no additional survey work is required.

The site should be rechecked for nesting birds if work is to commence in the period March-September inclusive.

5.2 Mitigation Measures

5.2.1 Mitigation for Roost Sites

Natural England requires that mitigation addresses the impacts picked up by the site assessment, as follows:-

- Quantitative characteristics: There should be no net loss of roost sites, and in fact where significant impacts are predicted there will be an expectation that compensation will provide an enhanced resource compared with that to be lost. The reasoning behind this concept is that the acceptability of newly created roosts by bats is not predictable
- Qualitative characteristics: the plans should aim to replace like with like. As an extreme example, it would be unacceptable to replace maternity roosts with hibernation sites.
- Functional characteristics: compensation should aim to ensure that the affected bat population can function as before. This may require attention to the environment around the roost.

Natural England also recommends that precautions are taken to avoid the deliberate killing or injury of bats during development work at the site.

The site survey found no evidence of use of the building by roosting bats although there is a possibility of a low level of use at some times of the year. The survey effort was sufficient to allow for an assessment of this to be made.

As a precautionary approach the following guidelines will be adhered to.

1. All contractors on the site will be made aware of the possible presence of bats prior to the commencement of work.
2. Contractors will be provided with the contact details of an appropriately qualified individual who can provide advice in relation to bats at any time during work. In the event that bats are found during work, unless the action has already been cleared by a suitably qualified individual, **all work will cease** and an appropriately qualified individual will be contacted for further advice.
3. Contractors will be observant during demolition work for bats which may use the building if new areas of the roof are exposed and left open over night. Bats are opportunistic and may make use of gaps opened up during work overnight.
4. If it is necessary to remove a bat to avoid it being harmed, gloves should be worn. It should be carefully caught in a cardboard box and kept in the dark in a quiet place until it can be released at dusk near to where it was found, or moved to an undisturbed part of the building, with outside access, and placed in a location safe from predators.
5. **If bats or bat roosts are found during work, all work should cease** as per point 2. The site will need to be re-assessed in regard to its use by bats. A Natural England license may be required if continuing work is, on balance, likely to result in the disturbance, killing or injury of bats or the alteration, destruction or obstruction of roost site.
6. **Remove roof coverings by hand only.**
7. **Retain at least 8 gaps along the eaves line which allow access to the wall tops under the eaves of the barn during re-roofing. A plan for this type of roost is shown overleaf figure 4.**

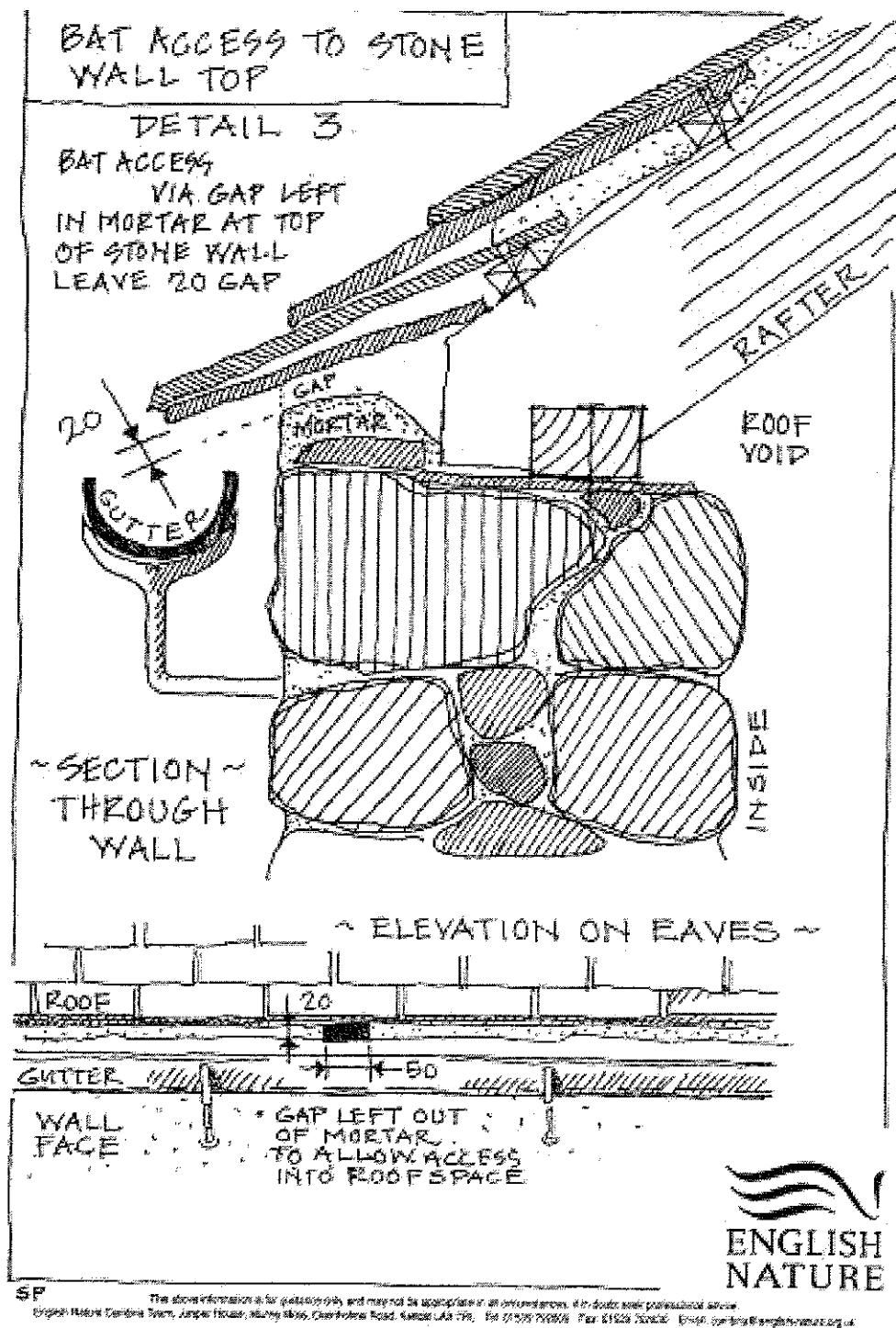


Figure 4

8. There is no need to restrict the timing of work. Use of the structure by bats is equally likely to occur at any time of the year but will be at low levels.

Following English Nature (Natural England) guidance Mitchell-Jones (2004), if these guidelines are followed we would consider that on balance, a disturbance to bat species which could be contrary to the 1994 Habitat Regulations and Wildlife and Countryside Act 1981 (as amended) is unlikely. If bats are found prior to or during work a license application may be required.

9. If Barn Owls are seen nesting at the site, all work should cease. The site will need

to be re-assessed in regard to its use by Barn Owls. A Natural England license may be required if continuing work is, on balance, likely to result in the disturbance of nesting Barn Owls or their killing or injury. The probability of Barn Owls using this site is very low.

10. Work should not commence while any Swallow or other bird nests are still in use. Birds usually finish nesting by early September. A check of the site for active nest sites should be made prior to work commencing if this is in the period April - September. A delay in the start of work may be required if active nest sites are located.

5.2.2 Mitigation for Foraging and Commuting Habitat

No specific mitigation for foraging and commuting habitat is necessary. The habitat surrounding the site does not change.

5.3 Requirement for Habitats Regulations (EPS) Licence

At this stage, we judge that a Natural England license will not be required to cover work on the building. No bats were confirmed as roosting at the site, the loss of potential roost sites will be avoided and no significant disturbance to bats will occur, so long as the recommendations at paragraphs 5.1 and 5.2 of this report are followed.

If bats are disturbed or bats are found as a result of work, **all work must cease** as per point 5 above and the site will need to be re-assessed by a suitably qualified person with regard to its use by bats. A **Natural England license** may be required if continuing work is, on balance, likely to result in the disturbance, killing or injury of bats or the alteration, destruction or obstruction of a roost site.

6 Summary

An application is to be submitted for the renovation of a large barn.

A bat, nesting bird and Barn owl survey was requested following guidance under Regulation 39 of the Conservation (Natural Habitats, &c.) Regulations 1994, the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000 and Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation.

The survey was undertaken by licensed surveyors and an unlicensed observer following a methodology which would be likely to identify past or current use of the site by bat species, nesting birds and/or Barn owls. The level of survey was in accordance with published guidelines (BCT, 2007).

The site survey found no evidence of bats roosting although there is a possibility of opportunistic use by low numbers of bats at some times of the year. The level of use is not considered likely to be significant and with the retention/ creation of gaps at the eaves and precautionary mitigation, a significant disturbance and or the loss of roost sites is unlikely to occur.

There is no evidence of birds currently nesting. Work will not be commenced or undertaken in such a way as active nest sites are disturbed.

There is no evidence of past use of the barn by Barn Owls for roosting or nesting.

It is judged that the work can take place without affecting bats, birds or Barn owls, so long as the recommendations in paragraphs 5.1 and 5.2 of this report are followed.

On the basis of survey information, specialist knowledge of bat species and the mitigation that has been proposed, it is considered that on balance the proposed activity is reasonably unlikely to result in an offence under regulation 39 of the Conservation (Natural Habitats, &c.) Regulations 1994. We do not consider there to be a need for a Natural England licence at this time.

I certify that this report reflects my objective opinion of the facts found in relation to the instruction received and information available based upon the methodology, assumptions and constraints detailed within this report.

Signed



Andrew Gardner BSc (Hons) MSc MIEEM MRICS CEnv Dip NDEA

Director

Wednesday, 29 June 2011

7 References

Information from the following sources has been used in preparing the survey report.

Altringham J, (2003). *British bats*. London: HarperCollins

Altringham J, (1996). *Bats and Behaviour*. Oxford University Press

English Nature (2004). *Supplementary guidance note: surveying for bats following the publication of English Nature's national bat mitigation guidelines (January 2004)*. English Nature, Northumbria Team

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Mitchell-Jones, A. J. & McLeish, A. P. (1999). *The Bat Workers' Manual*. JNCC

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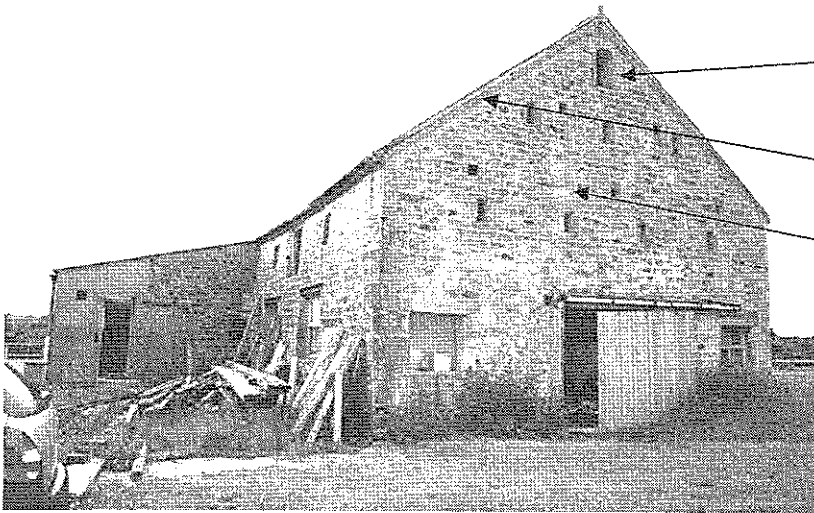
Russ, J. (1999). *The Bats of Britain and Ireland, Echolocation, Sound Analysis and Species Identification*. Alana Books

Swift, S. (1998). *Long-eared bats*. Cambridge University Press

Appendix 1 Previous Survey Information

No previous survey information is known to exist.

Appendix 2 Photographs

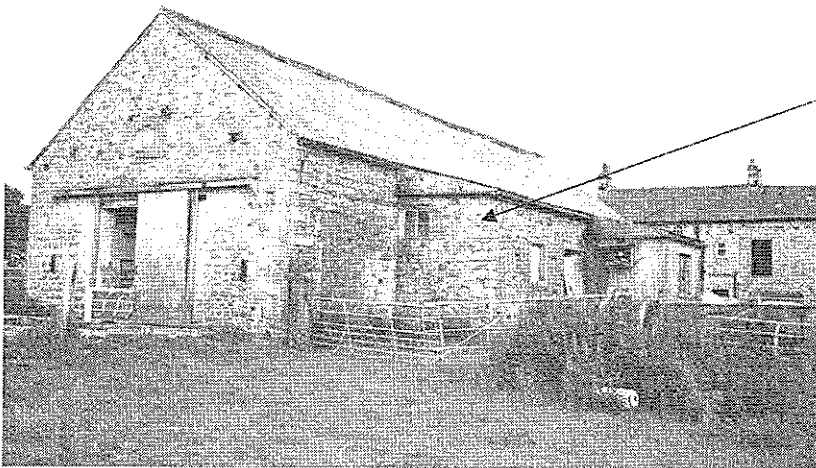


Ventilation holes giving access to the internal space.

Slight gap roof verge easy to inspect

Walls with occasional gaps and crevices

South and West elevation



Lean-to outbuilding offering poor roosting potential

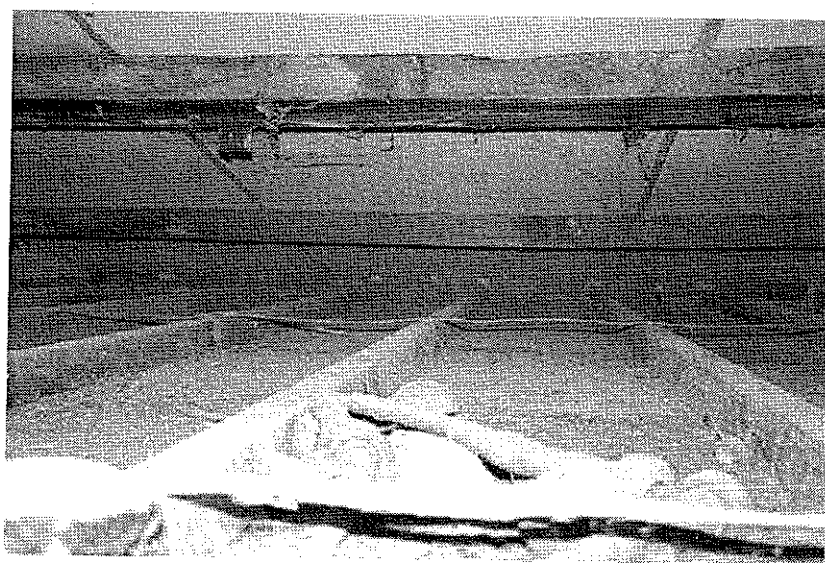
North and West elevation



Facia boards along the eaves offer some roosting potential, easy to inspect.

Area of long grass offering foraging potential.

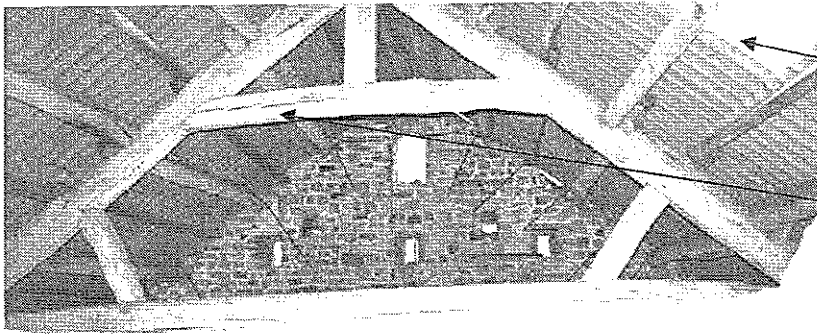
East elevation



Cobwebs along the beams indicate no recent use by bats.

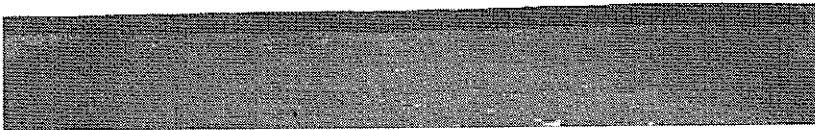
Very low roof space is only marginally suitable for void dwelling species.

Internal- Lean-to

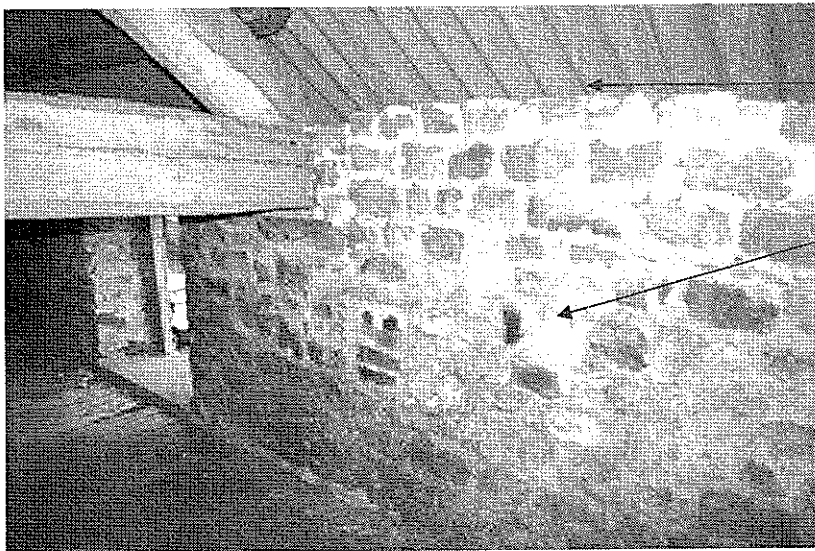


Skylights in the roof make the internal space very light.

Cracks in beams and around joints



Internal- main barn



Wall tops are open and exposed.

Walls are generally well sealed.

Internal- main barn

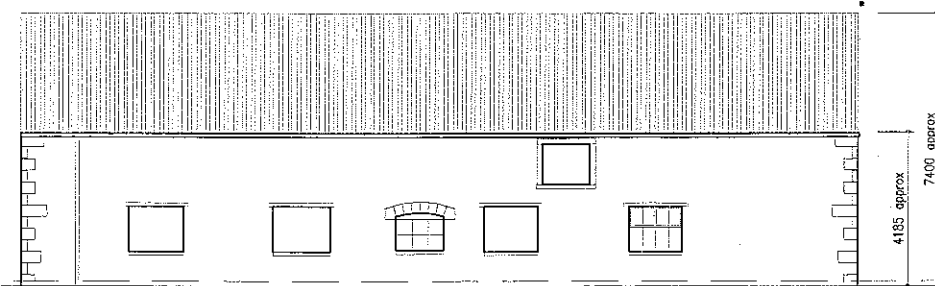


Asbestos roof offering negligible roosting potential.

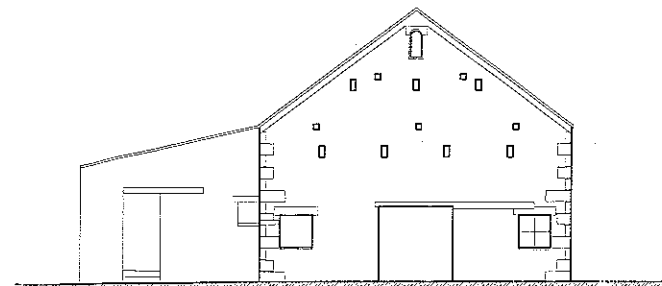


This drawing is the property of Andy Ashworth Architect. Copyright is reserved by them and the drawing is issued on condition that it is not copied, either wholly or in part without the consent in writing of Andy Ashworth Architect. Dimensions should not be scaled. All dimensions to be checked on site by the contractor before commencement of the relevant part of the work.

1cm 6mm 1:100 1:200 1:500 1:1000
Original Drawing Size A1

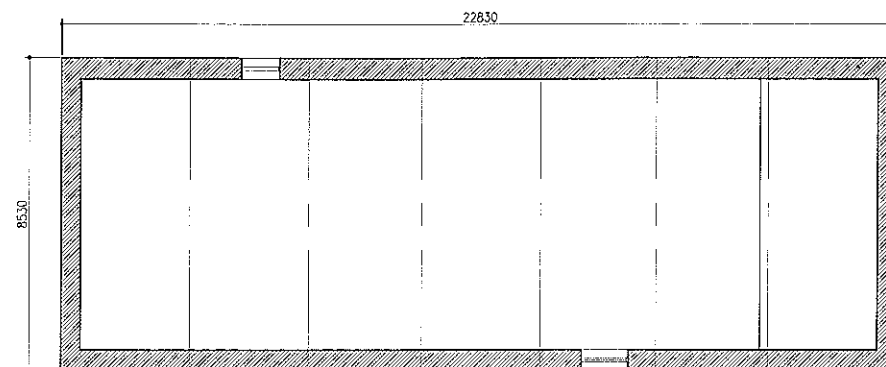


East Elevation

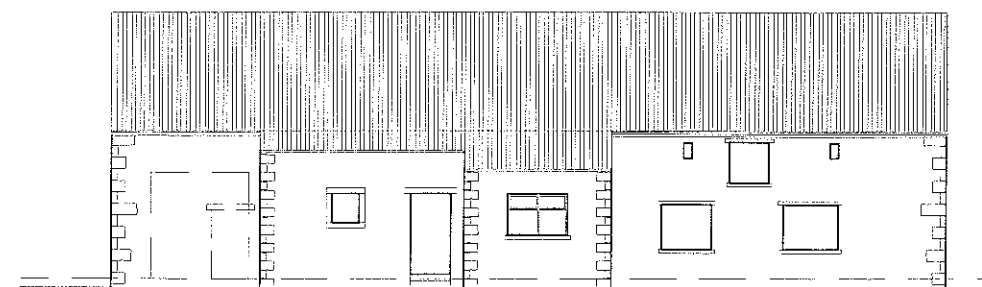


South Elevation

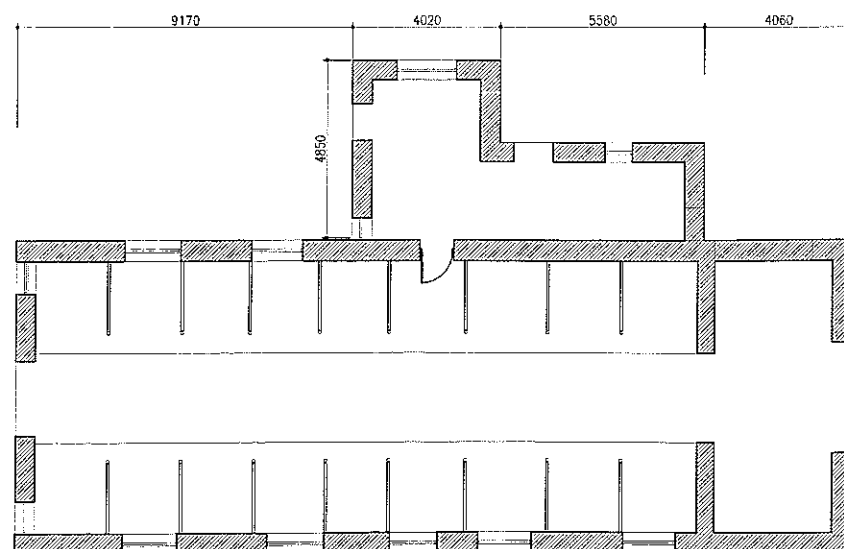
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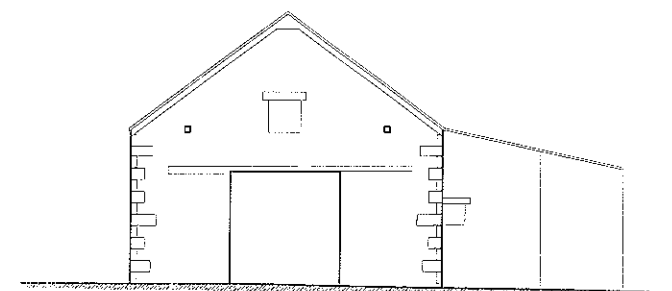
Upper Floor Plan



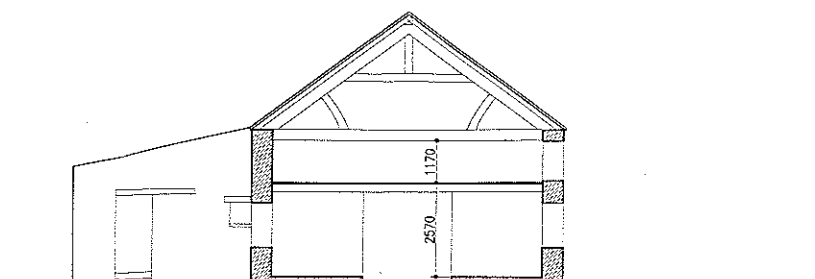
West Elevation



Ground Floor Plan



North Elevation



Section

Revisions:

Andy Ashworth Architect

A. Ashworth R.I.B.A. Mob: 07970 023824
Lime Kiln Cottage, Bedlam Road,
Thornley-with-Wheatley, Preston, PR3 2TL

Job:
Chadwick's Farm Barn
Bolton-by-Bowland
Conversion to Two Residential Units

Client:
Mrs M. Alexander c/o Davis & Bowring

Drawing:
Existing Plans, Section and Elevations

scale: (A1)	drawn:	date:
1:100	MR	July 2011
checked:		date:
AA		02/08/11
job no:	dwg no:	rev:
10-011	101	



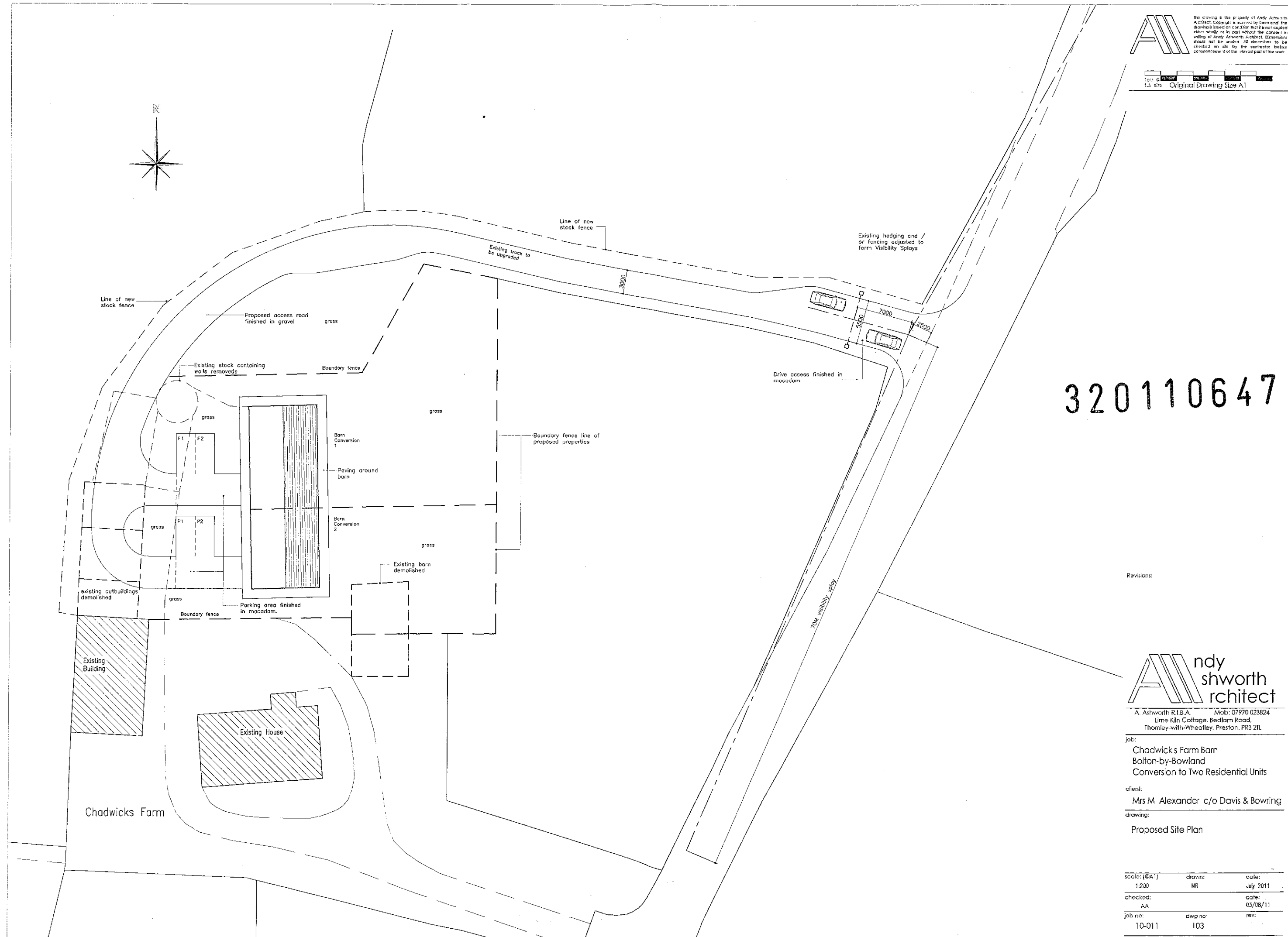
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10m 0 5m 10m 15m 20m
full size Original Drawing Size A1



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Revisions:

Andy Ashworth Architect

A. Ashworth R.I.B.A. Mob: 07970 023824
Lime Kiln Cottage, Bedlam Road,
Thornley-with-Wheatley, Preston, PR3 2TL

Job:
Chadwick's Farm Barn
Bolton-by-Bowland
Conversion to Two Residential Units

Client:
Mrs M. Alexander c/o Davis & Bowring

Drawing:
Proposed Site Plan

scale: (A1)	drawn:	date:
1:200	MR	July 2011
checked:	date:	
AA	03/08/11	
job no:	dwg no:	rev:
10-011	103	