

For office use only

Application No. 320110671 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.
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:	Miss	First name:	L	Surname:	Charnock	
Company name:						
Street address:	Shays Farm		Telephone number:	Country Code	National Number	Extension Number
	Tosside					
			Mobile number:			
Town/City:	Skipton		Fax number:			
County:	N Yorks		Email address:			
Country:						
Postcode:	BD23 4SY					
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No						

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas	
Company name:	Janet Dixon Town Planners Ltd					
Street address:	10A Whalley Road		Telephone number:	Country Code	National Number	Extension Number
					01200 425051	
			Mobile number:			
Town/City:	Clitheroe		Fax number:			
County:	Lancs		Email address:			
Country:						
Postcode:	BB7 1AW			judith@jdixontownplanners.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

TWO STOREY SIDE EXTENSION WITH SINGLE STOREY, WOOD STORE, WATER FILTRATION SYSTEM AND DOUBLE GARAGE

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	SHAYS FARM		
Street address:	<input type="text"/>		
	TOSSIDE		
Town/City:	SKIPTON		
County:	<input type="text"/>		
Postcode:	BD23 4SY		

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

Easting:	375358
Northing:	453859

Description:

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

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/2010/ENQ/00543

Date (DD/MM/YYYY):

26/11/2010

(Must be pre-application submission)

Details of the pre-application advice received:

SEE DESIGN AND ACCESS STATEMENT

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:

RANDOM STONE

Description of *proposed* materials and finishes:

RANDOM STONE

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

SLATE

Description of *proposed* materials and finishes:

SLATE

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

UPVC

Description of *proposed* materials and finishes:

UPVC

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

UPVC

Description of *proposed* materials and finishes:

SIDE EXTENSION-UPVC

GARAGE-TIMBER VERTICAL BOARDING

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-0757-01 LOCATION PLAN 1:2500
 TRI-0757-02 LOCATION PLAN 1:500
 TRI-0757-03 EXISTING FLOOR PLANS
 TRI-0757-04 EXISTING ELEVATIONS
 TRI-0757-05 PROPOSED FLOOR PLANS
 TRI-0757-06 PROPOSED ELEVATIONS
 TRI-0757-07 VOLUME AND AREA BETWEEN PROPOSED AND APPROVED DRAWING TRI-0694
 DESIGN AND ACCESS STATEMENT
 BAT SURVEY

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: Mrs First name: Judith Surname: Douglas
 Person role: Agent Declaration date: 18/08/2011 ☒ 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

Notice recipient		Date notice served
Name:	'sole tenant - not applicable'	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

Title: Mrs First Name: Judith Surname: Douglas
 Person role: Agent Declaration date: 18/08/2011 ☒ Declaration Made

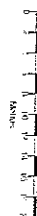
13. Declaration

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



Date 18/08/2011

All Emission-sewing to be checked on site. Walls, floors and ceilings are not to be assumed to be good & should be checked for moisture, condensation, load-bearing capacity & stability.



Issues

Old Track

320110671P



TRICOND
Solutions Ltd.

2. Berkshire Close | Wiltshire | Blackburn | Lancashire | MK1 9NU
tel: 01254 614055 fax: 01254 205754 e-mail: sales@theashfordwaters.co.uk

Ms L Charnock
Shavs Farm, Tosside
Skipton BD23 4SY

Project Description
Shays Farm House
Extension & Garage

1:500 Location Plan

1:500 @ A3	11/08/2011	MD
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TR1-0757-02

The contents of this drawing and exhibits used are copyright TNCAD Solutions Ltd 2010

1:2500
 All measurements are to be taken from the centre of the road or the centre of the field or the centre of the building or the centre of the boundary line. The measurements are to be taken from the centre of the road or the centre of the field or the centre of the building or the centre of the boundary line. The measurements are to be taken from the centre of the road or the centre of the field or the centre of the building or the centre of the boundary line.



320110671P



2 Red Lion Close | Walsley | Blackburn | Lancashire | BB1 9NG
 Tel: 01534 666514 | Fax: 01534 289751 | Email: sales@tpiod.co.uk
 Sales Address:
 Ms L Charnock
 Shays Farm, Tossie
 Skipton BD23 4SY
 Project Case Officer:
 Shays Farm House
 Extension & Garage

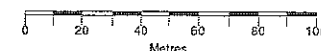
1:2500 Location Plan

Scale	Date	Issue No.
1:2500@A3	11/09/2011	MD

TR1-0757-01

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



320110671P

Rev.0 Description. Issued



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

Site Address
Ms L Charnock
Shays Farm, Tossie
Skipton BD23 4SY

Project Description
Shays Farm House
Extension & Garage

Drawing Title
1:2500 Location Plan

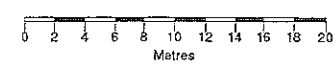
Scale 1:2500@A3	Date 11/08/2011	Drawn By MD
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Drawing Number

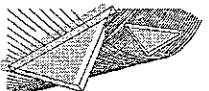
TRI-0757-01



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

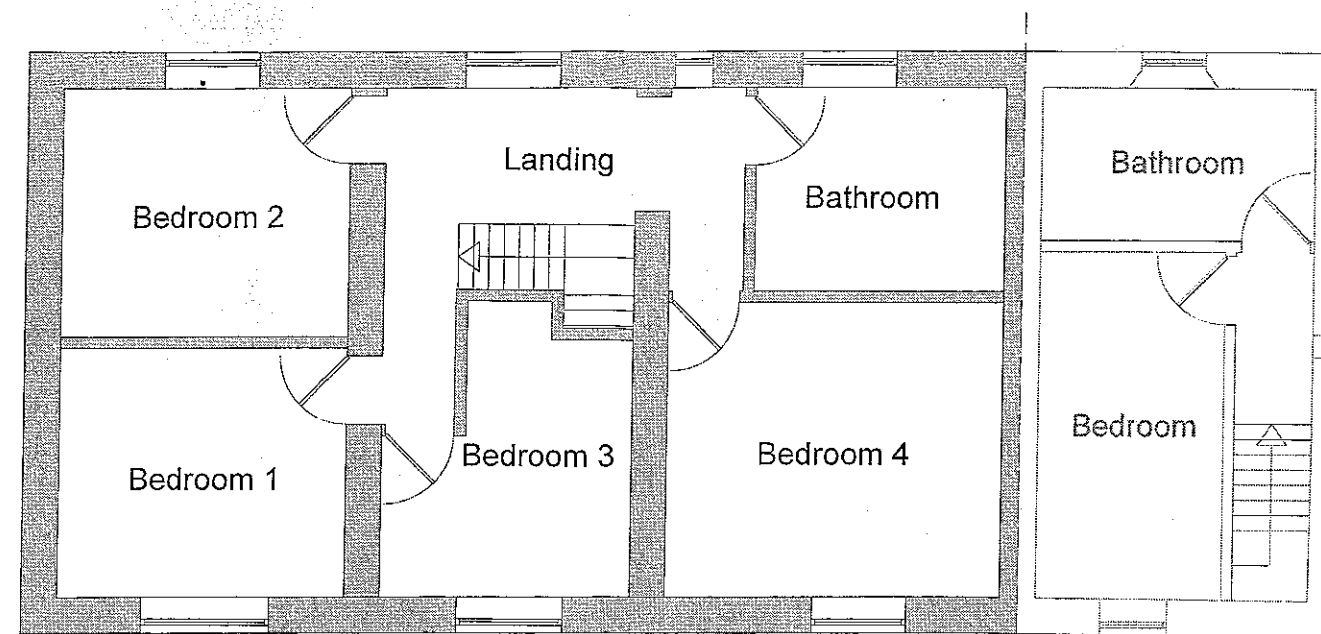
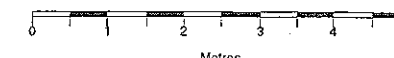


320110671P

Rev.0	Description	Issued
 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		
Site Address Ms L Charnock Shays Farm, Tosside Skipton BD23 4SY		
Project Description Shays Farm House Extension & Garage		
Drawing Title 1:500 Location Plan		
Scale 1:500@A3	Date 11/08/2011	Drawn By MD
Drawing Number TRI-0757-02		

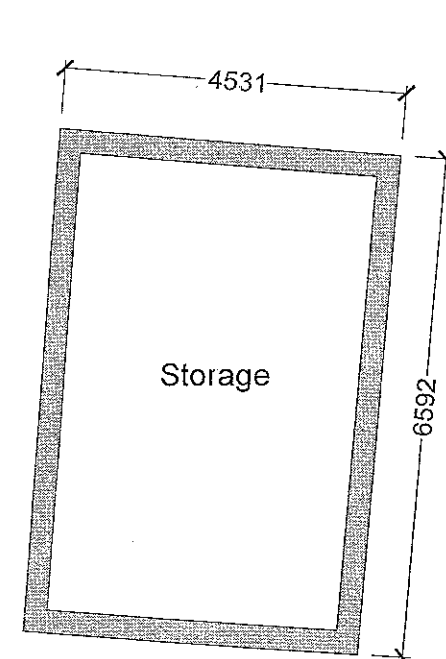
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All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability

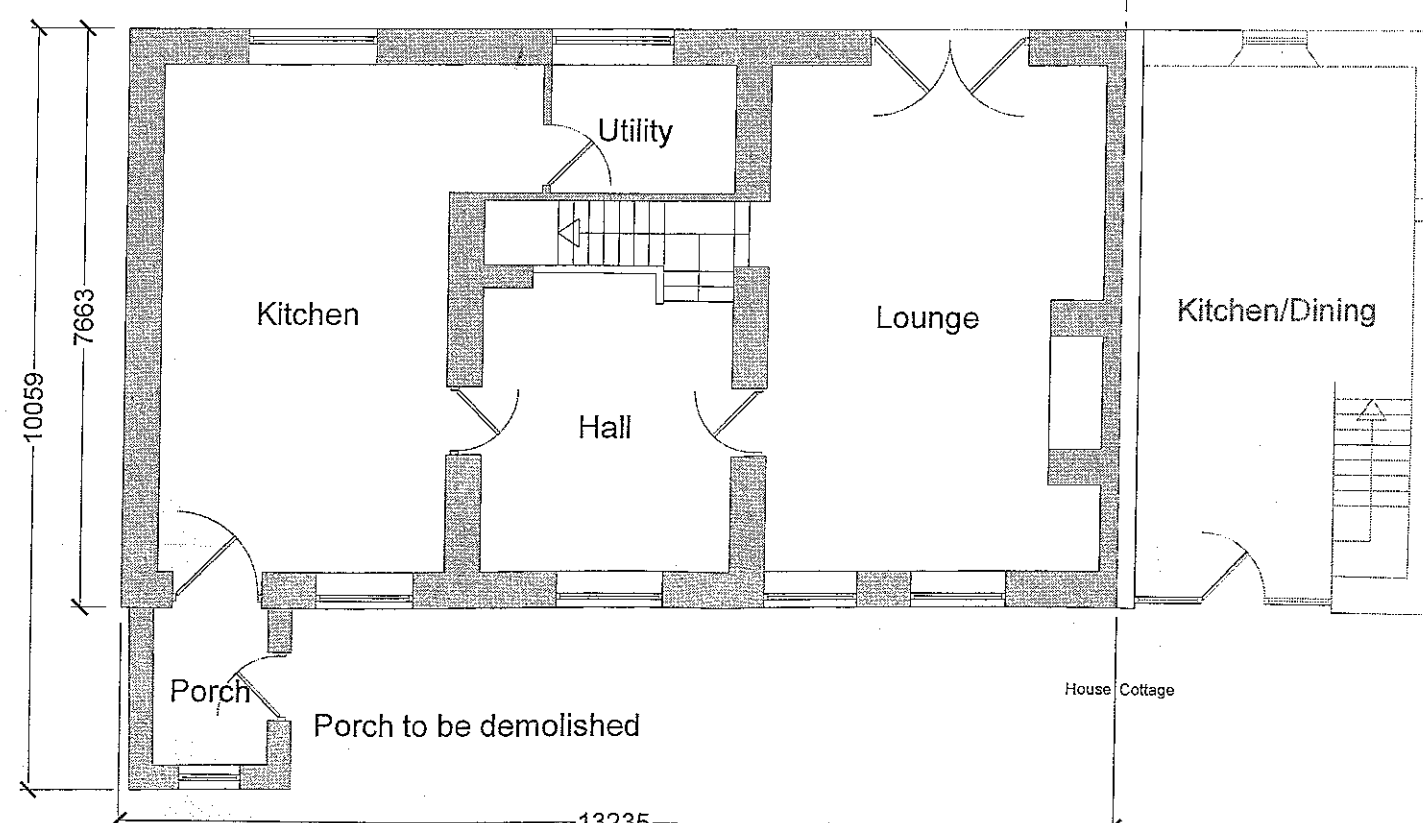


First Floor Plan

House Cottage



Storage to be demolished



Ground Floor Plan

House Cottage

3.20110671P

Rev.0 Description Issued



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

Site Address

Ms L Charnock
Shays Farm, Tosside
Skipton BD23 4SY

Project Description

Shays Farm House
Extension & Garage

Drawing Title

Existing
Floor Plans

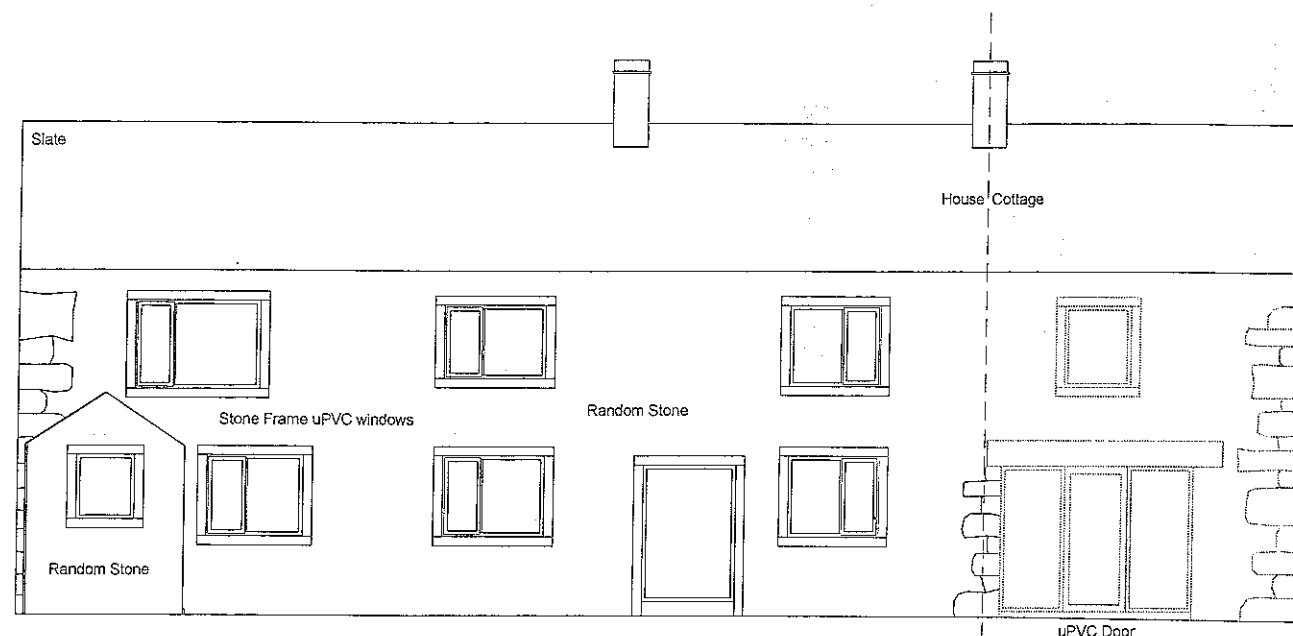
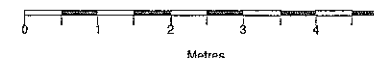
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Drawing Number

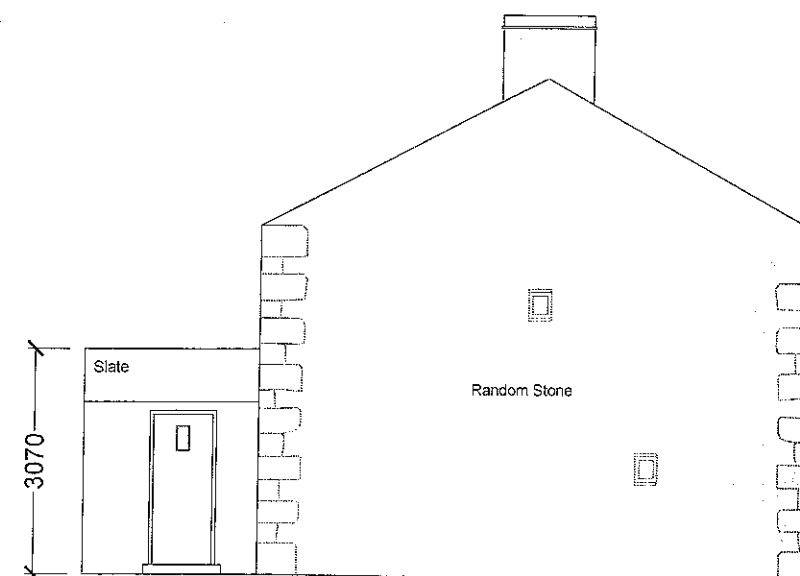
TRI-0757-03

Notes

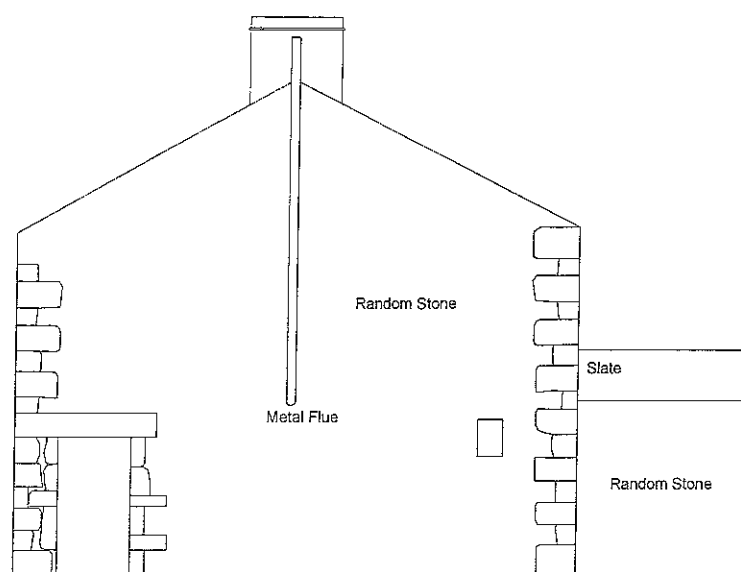
All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability.



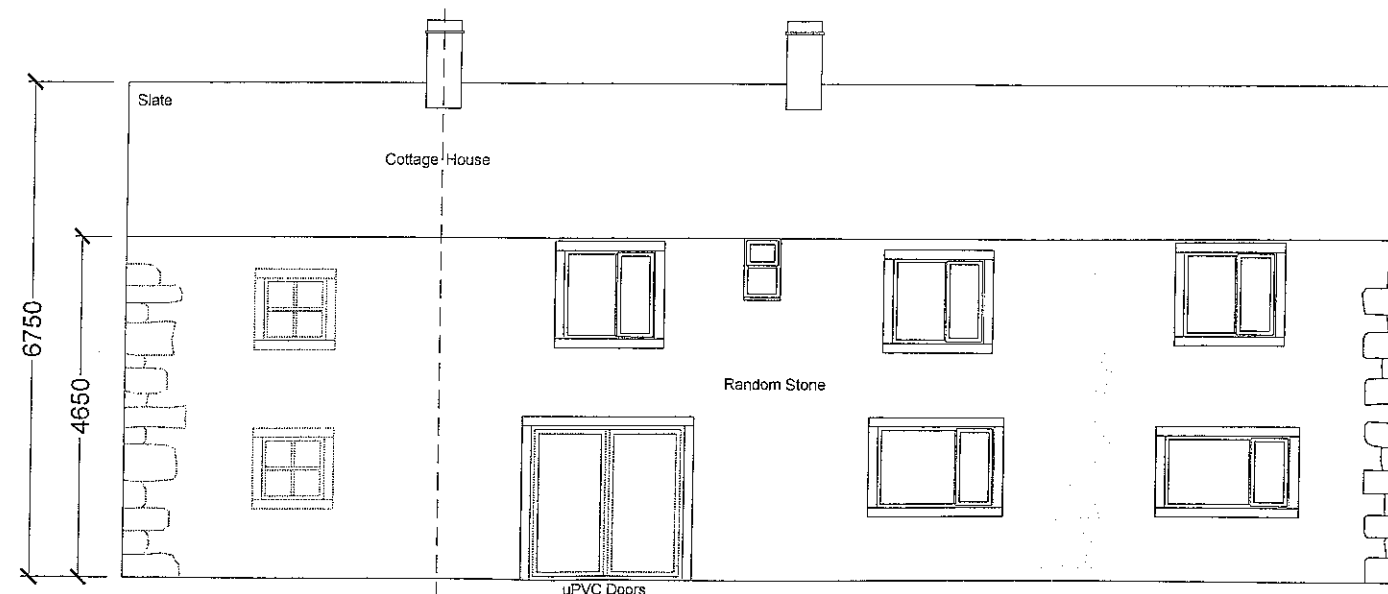
South Facing Elevation



East Facing Gable



West Facing Gable



North Facing Elevation

320110671P

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

Site Address

Ms L Charnock
Shays Farm, Tosside
Skipton BD23 4SY

Project Description

Shays Farm House
Extension & Garage

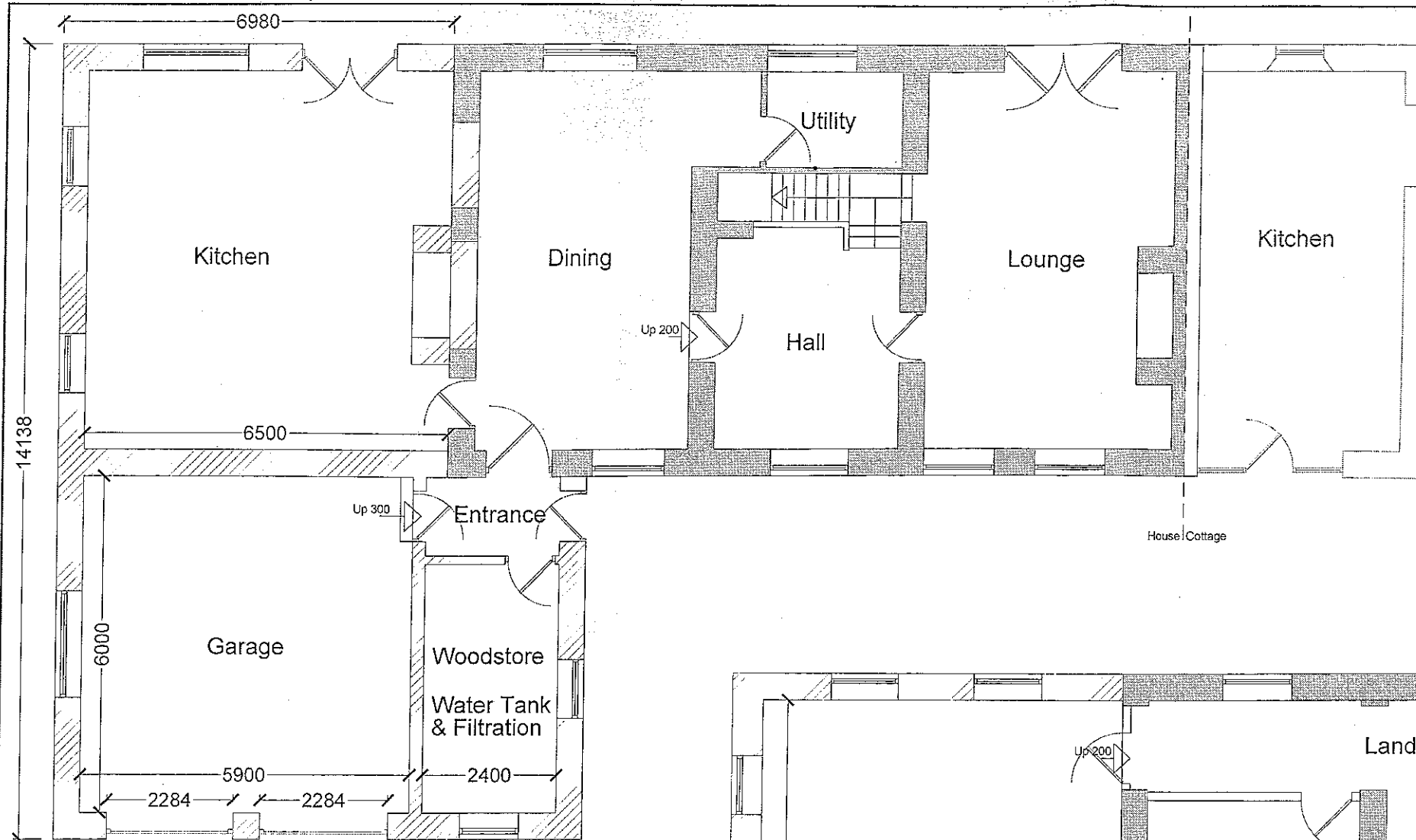
Drawing Title

Existing
Elevations

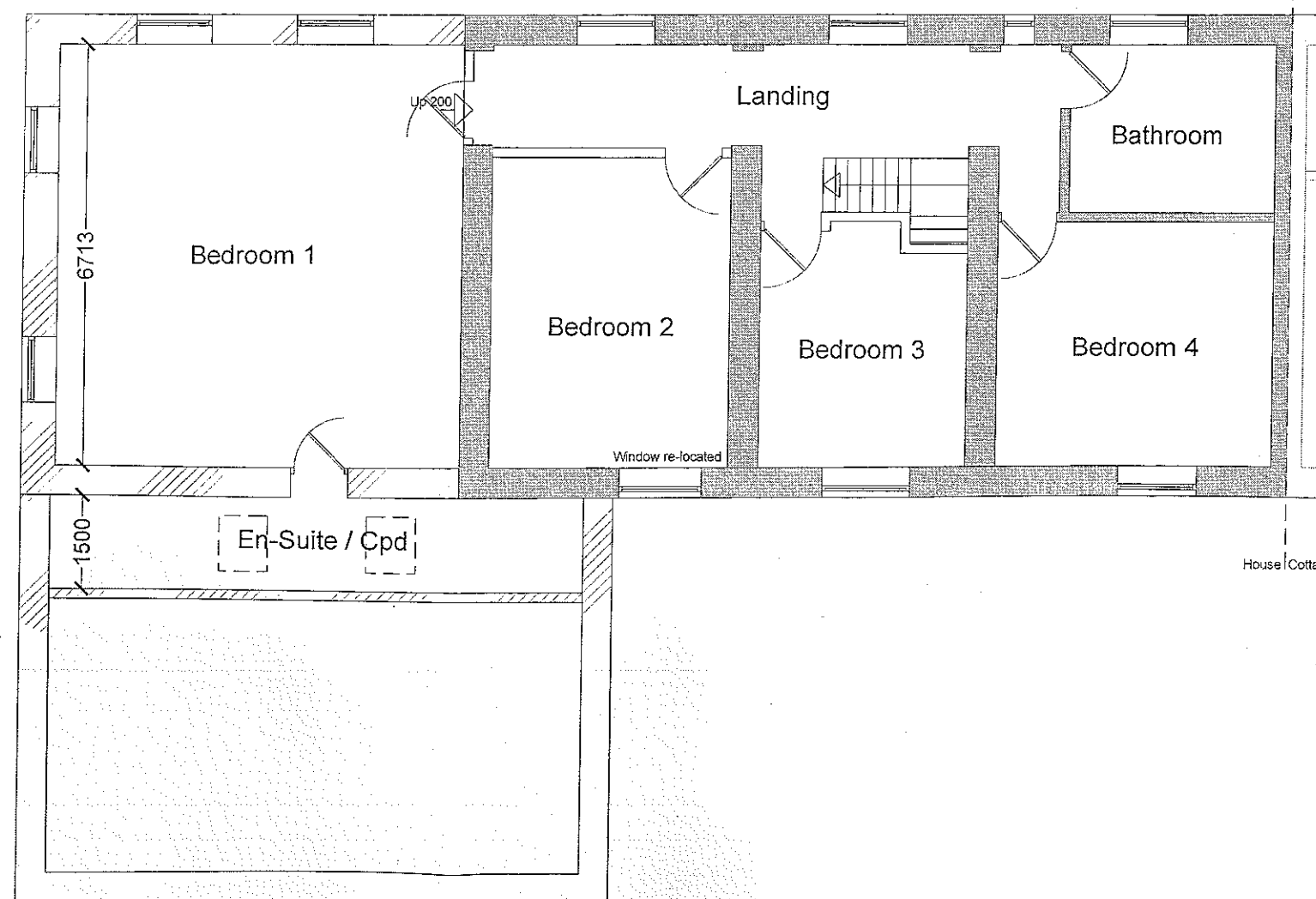
Scale 1:100@A3	Date 11/08/2011	Drawn By MD
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Drawing Number

TRI-0757-04



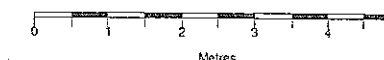
Ground Floor Plan



First 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



320110671P

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

Site Address

Ms L Charnock
Shays Farm, Tossie
Skipton BD23 4SY

Project Description

Shays Farm House
Extension & Garage

Drawing Title

Proposed
Floor Plans

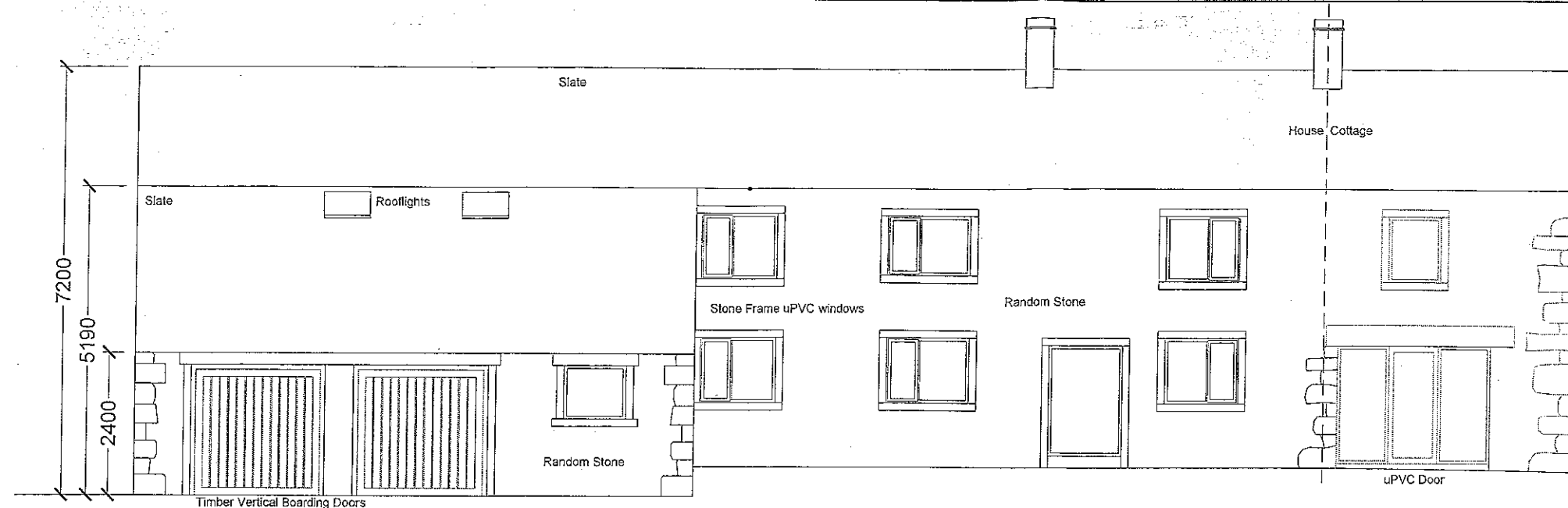
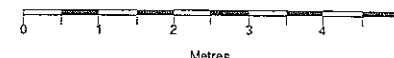
Scale	Date	Drawn By
1:100@A3	12/08/2011	MD

Drawing Number

TRI-0757-05

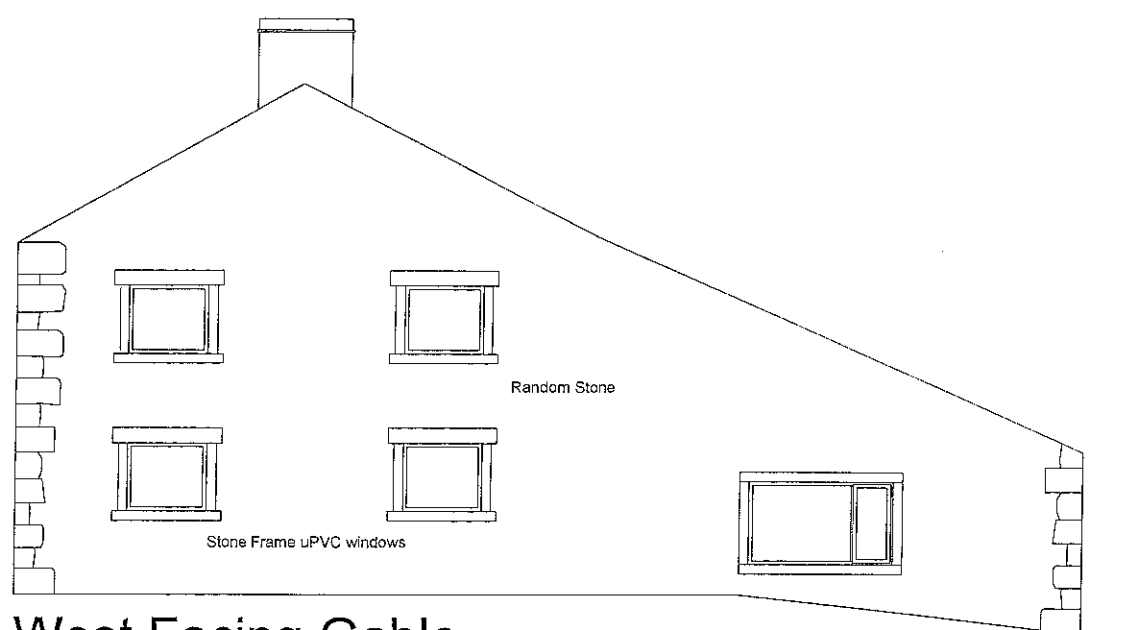
Notes

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

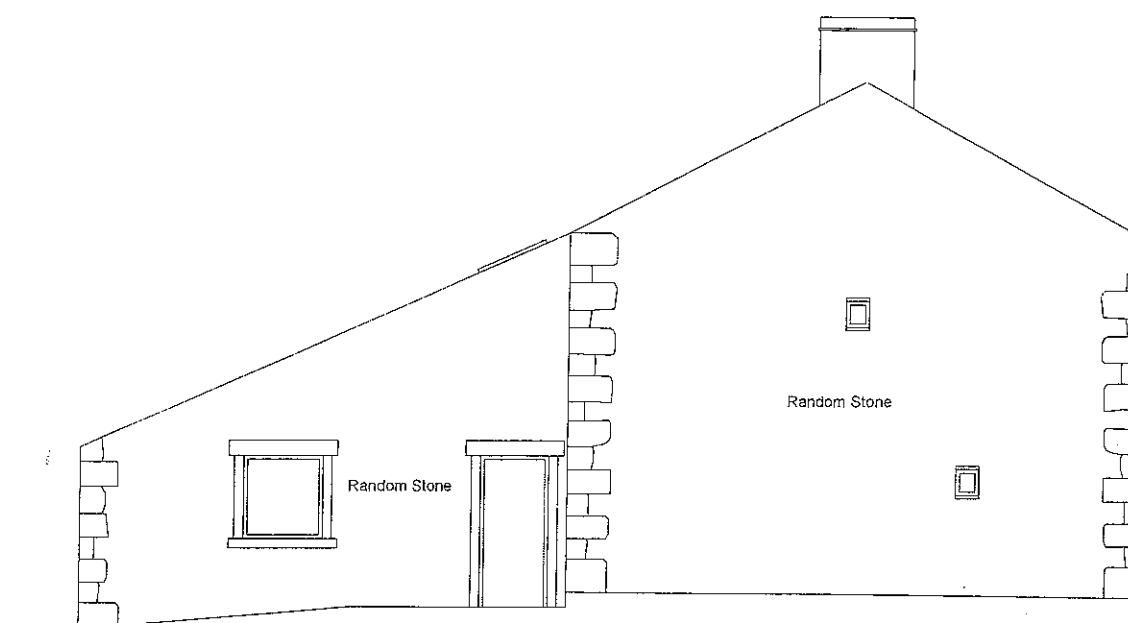


South Facing Elevation

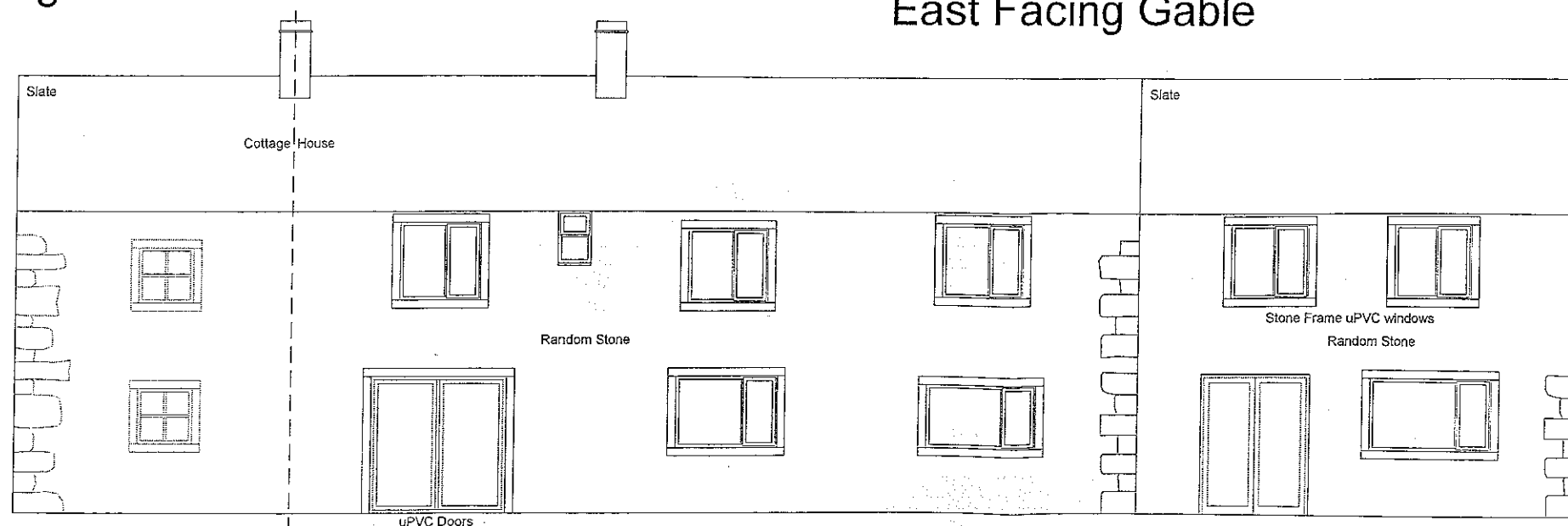
320110671P



West Facing Gable



East Facing Gable



North Facing Elevation

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

Site Address

Ms L Charnock
Shays Farm, Tossie
Skipton BD23 4SY

Project Description

Shays Farm House
Extension & Garage

Drawing Title

Proposed
Elevations

Scale 1:100@A3	Date 12/08/2011	Drawn By MD
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Drawing Number

TRI-0757-06

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

Layout A

Approved in TRI-0649

320110671P

VOLUMES

Layout A = 1145.8m³
Layout B = 1117.8m³

Areas

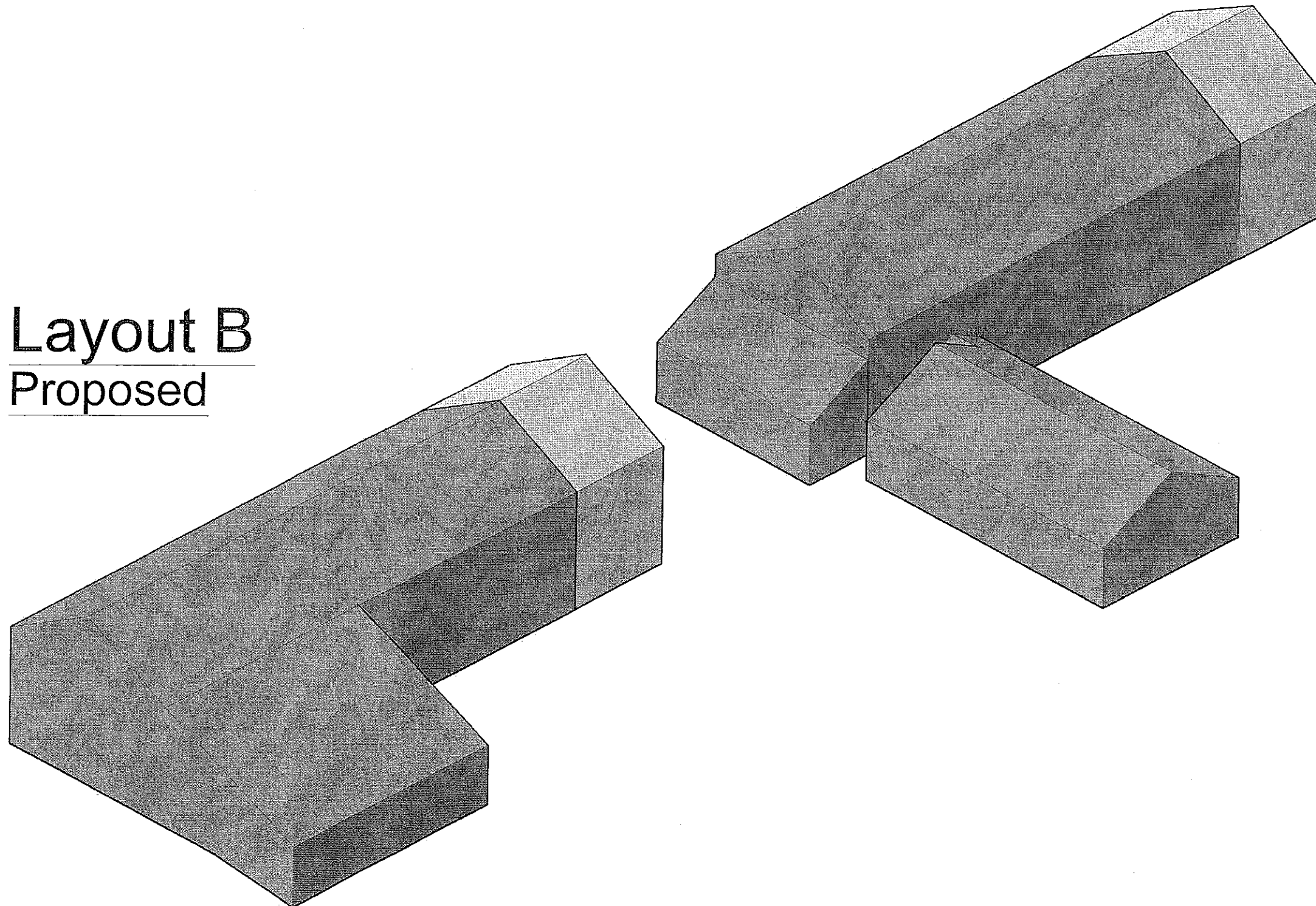
Layout A = 382.3m²
Layout B = 386.4m²

Cottage on the end

Volume = 191.8m³

Layout B

Proposed



Rev. 0 Description. Issued



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

Site Address

Ms L Chamock
Shays Farm, Tossie
Skipton BD23 4SY

Project Description

Shays Farm House
Extension & Garage

Drawing Title

Volumes and Areas
between proposed and approved
drawing TRI-0694

Scale	Date	Drawn By
NTS	12/08/2011	MD/MW

Drawing Number

TRI-0757-07

DESIGN AND ACCESS STATEMENT

\SITE: SHAYS FARM, TOSSIDE, SKIPTON BD23 4SY

PROPOSAL: TWO STOREY SIDE EXTENSION, SINGLE STOREY WOODSTORE, WATER FILTRATION AREA AND DOUBLE GARAGE

1 ASSESSMENT

- 1.1 Shays Farm is to the south west of Tosside. The track which leads to Shays Farm from Holden Lane is 570m south of Four Lane Ends at Stephen Moor. The track itself runs east of the lane for 250m and is also a bridle path BW 16. The application site comprises the track and residential property. The development does not affect the route of the bridle way.
- 1.2 Land in the vicinity is rolling upland, predominantly in agricultural use as grazing land. Shays Farm comprises the farm house and attached cottage with several domestic outbuildings a detached stone barn which has recently been granted planning permission to be converted to a dwelling, and a new agricultural building. The application site is situated within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 1.3 The recent planning history of the site may be summarised as follows:
 - 3/2010/0569 - Proposed conversion of a barn to one residential dwelling. Approved with conditions 23/08/2010
 - 3/2008/0760 – Agricultural building. Approved with conditions 27/10/2008
 - 3/2011/0276-Two storey and single storey extensions. Approved with conditions 10/6/11
- 1.4 The policies of the development plan are informed by central government advice set out in Planning Policy Guidance (PPG) and Planning Policy Statements (PPS). The development plan includes those policies that have been saved from the Ribble Valley Districtwide Local Plan adopted in June 1998.
- 1.5 Saved policies of relevance are the following:

- G1 which details a number of development control criteria;
- ENV1 which protects the character of the AONB; and
- H10 which is concerned residential extensions.

1.6 In addition the Council has produced Supplementary Planning Guidance (SPG) on extensions and alterations to dwellings.

2 INVOLVEMENT

2.1 Pre-application advice was sought for the previous application for the extensions approved at this property. Senior Planning Officer Graeme Thorpe expressed the view at that time that the two storey extension if designed to be within the size guideline set out in the SPG would be acceptable in principle. He considered that the design of the extension with the ridge of the roof and the front and rear walls being in line with the existing dwelling would in the case be acceptable as this is the existing pattern of the development at the site. He considered it acceptable to replace the existing stone outbuildings on the site with new domestic outbuildings.

3 EVALUATION

3.1 Planning permission has recently been granted for a two storey extension on the gable of Shays Farm to which was added a single storey lean to extension. On the front elevation of the Farmhouse another single storey extension to accommodate a double garage, utility room and space to accommodate water filtration equipment was approved.

3.2 The present application is intended to reorganise the approved accommodation without increasing the impact of the extensions on the building or the visual amenity of the area. The overall length of the extension to the gable has been reduced on the ground floor and slightly increased on the first floor. The length of the garage/wood store/ water filtration area projecting in front of the Farmhouse has been reduced and the overall footprint reduced. Drawing TRI-0757-07 shows that the volume of the extensions now proposed are less than the volume of the approved extensions and the footprint has only slightly increased.

- 3.3 The form of the extensions follows the characteristics of traditional farm buildings in this area. The ridge and width of the two storey extension follow the form of the existing buildings and this arrangement was accepted on the previous application. The front extension has been designed as a continuation of the roof over the single storey addition which are often referred to as an out-shut or 'cat-slide roof'.
- 3.4 Accordingly, the revised scheme complies with the relevant development control criteria detailed in policy G1 and with policy ENV1 which protects the character of the AONB and the requirements of policy H10.

4 DESIGN

- 4.1 The extension will be constructed in stone and slate to match the existing building. The extension retains the character of the existing building. The two storey part of the extension follows the existing plain plan form of the building and the single storey extension will be subordinate to the main building. The foot print of the front extension is within an area which already had outbuildings standing on it or had outbuildings standing on it until recently. The design preserves the character of the AONB.

5 ACCESS

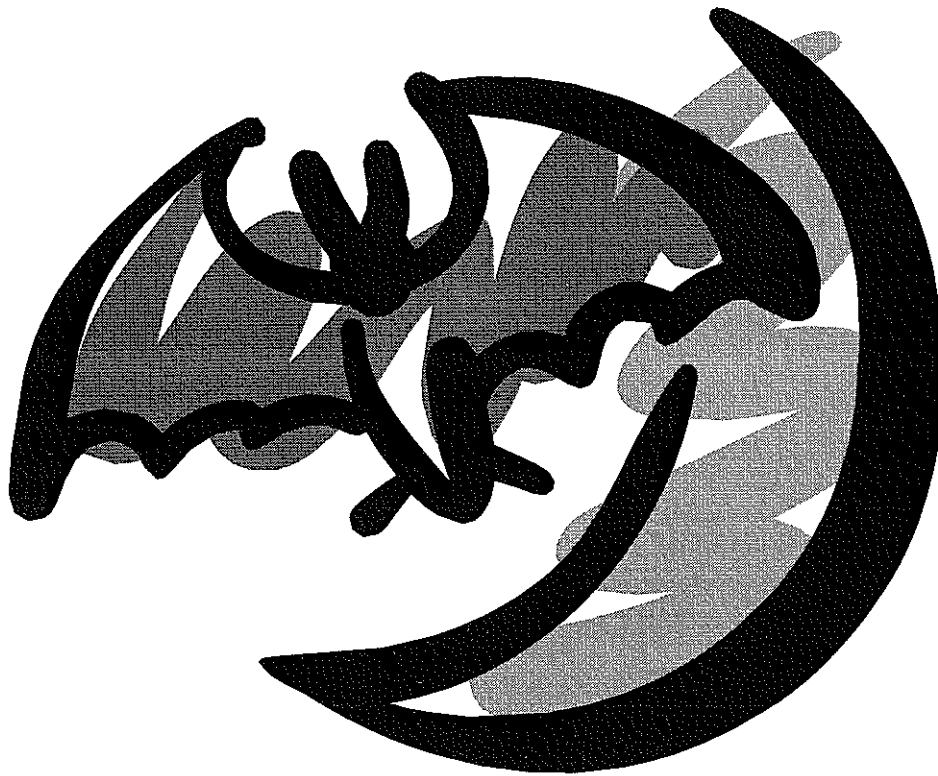
- 5.1 The development raises no issues in terms of site accessibility. Level access can be provided into the building.

Janet Dixon Town Planners Ltd.

10A Whalley Road, Clitheroe, Lancashire BB7 1AW

01200 - 425051

August 2011

WILDLIFE SURVEY FOR BATS AND OWLS**AT****Shays Farm
Tosside**

Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: **01772 783322** Mob: **07813 140682**
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk





BAT AND OWL SURVEY & REPORT

Commissioned By:

Mr R Hall

Address:

Shays Farm
Tosside
Skipton
N Yorks, BD23 4SY

Tel No:

01200 446945

Instruction Method:

Verbal

Bat Survey Address:

Shays Farm
Tosside
Skipton
N Yorks, BD23 4SY

Visit Date/Time:

30 March 2011 @ 18.00hrs

Weather Conditions:

Dry with a light breeze, cloudy and a temperature of 8°C

Document Reference:

1353



BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

- 1 Presence of live or dead bats.
- 2 Bat droppings.
- 3 Moth and insect wings and remains.
- 4 Faint scratch marks on roof timbers.
- 5 Grease staining marks on roof timbers.
- 6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Bat box 'duet' bat detector,
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small.

BAT SURVEY & REPORT

Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:

No evidence of use by bats was found.

Medium risk:

Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:

Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

External Survey Results

Property type

House:
Shed:
Other: Porch

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: The house is two storey whilst the outbuilding and porch are single storey structures.

Construction

Stone
Brick
Other:
Bat Access Places

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The house and porch are well built with no bat access points. The outbuilding has open access throughout.

Roof

Slate
Tile: Corrugated Sheets
Other: Stone
Bat Access Places

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: The house roof and porch are slated whilst the outbuilding has box profile and corrugated roofing sheets.

Bat Signs

Bats seen
Droppings
Bat Detector Results

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: No signs of use by bats could be found.

External Conclusions:

There was no evidence of bat use.

Risk Assessment: Low

BAT SURVEY & REPORT

Internal Survey Results

Is the building lived In?: The house is lived in, whilst the outbuilding is used for storage

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Construction

Stone
Brick
Other/plaster
Bat Access Places

Comments: The house is a sealed unit whilst the shed has open access.

Roof space, attic or loft

Beams
Cracks in beams
Lined roof:
Bat Access Places

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The ceiling of the upstairs room in the house extends to the roof-line, there is no attic. The roof of the outbuilding is not lined and there is free access into the building.

Bat signs

Bats seen
Droppings
Bat Detector Results
Staining on beams
Moth + insect wings present
Suspect summer roost
Suspect winter hibernacula

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The house has no bat access places and the outbuilding is considered not suitable as bat habitat.

Internal Conclusions:

No signs of use by bats could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c)(Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn"*.

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact: **Denis Lambert** on **01772 783322** or **07813 140682** for advice.

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to demolish the porch and outbuilding and re-develop the site with an extension to the house.

Site Description

The site is in an exposed and elevated location, surrounded by moorland and agricultural land.

Survey Results

The survey could find no evidence of bats using any of the buildings.

Importance of the Site

These buildings have no special wildlife importance.

Conclusions

Bats do not use any of the buildings for roosting.

Risk Assessment

Low

Mitigation and Enhancement

No special mitigation or wildlife enhancement is required.

Timing of works

Work may be undertaken at any time.

Author: Denis Lambert

Signed: *P.P. C Bradshaw*

Dated: *2 April 2011*

Denis Lambert is a registered and licensed Bat Warden for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years.

BARN OWL SURVEY & REPORT

Survey Brief:

To inspect buildings, assess the value of the site for barn owls, and compile a report prior to a Planning Application being submitted.

The report will identify if barn owls have ever used the buildings at any time, or not as the case may be. Barn owls are protected under the Wildlife and Countryside Act 1981, Habitats and Species Regulations 1994 and Countryside & Rights of Way Act, 2000.

Objectives of the report:

To thoroughly inspect all buildings and record any findings indicating the presence or absence of barn owls.

To make recommendations when the presence of owls is found.

Limitations of the report:

External walls and internal rooms are inspected from ground level only.

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

Survey Details

The purpose of the survey is to look for evidence that barn owls use, or have used the buildings for resting, feeding or nesting, or not, as the case may be.

Evidence of use by owls will include the following;

- White streaks down roof timbers and walls
- Barn owl pellets, new and old
- Barn owl feathers
- Signs of nest
- Access for barn owls

SURVEYING EQUIPMENT

- Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
- 8 x 32 Opticron binoculars,
- Petzi headlamp torches.
- A variety of folding aluminium ladders.

Survey Methods

The buildings were inspected, looking for signs of use by barn owls, as mentioned above, using ladders for access and torch and binoculars when required

BARN OWL SURVEY & REPORT

Site description:

The buildings are located in an exposed and elevated site, surrounded by moorland and agricultural land.

Importance of the site

The house has no access places for barn owls. The shed has open access but is not suitable for barn owls.

Survey results

YES	NO
-----	----

External:

White streaks down roof timbers + walls

	✓
--	---

Owl pellets

	✓
--	---

Internal:

White streaks down walls

	✓
--	---

Owl pellets new

	✓
--	---

Owl pellets old

	✓
--	---

Owl feathers

	✓
--	---

Signs of nest

	✓
--	---

Access for owls

	✓
--	---

Comments:

No evidence of barn owls using the buildings could be found.

Conclusion:

Barn owls do not use either of the buildings.

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed: P.P. C Bradshaw

Dated: 2 April 2011