



RIBBLE VALLEY
BOROUGH COUNCIL

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

29 NOV 2011

For office use only

Application No
320111002 P

Date received

Fee paid £

Receipt No:

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: MS First name: RACHEL
Last name: O'SULLIVAN
Company (optional):
Unit: House number: House suffix:
House name: MICHAELMAS COTTAGE
Address 1: OFF CLITHEROE OLD ROAD
Address 2: DUTTON
Address 3:
Town:
County: LANCOS
Country: ENGLAND
Postcode: PR3 2YU

2. Agent Name and Address

Title: MR First name: NICK
Last name: BELDERBOS
Company (optional): ARCHITECTS - DIRECT. COM
Unit: House number: 21 House suffix:
House name:
Address 1: MILL LANE
Address 2:
Address 3:
Town: HESWALL
County: WIRRAL
Country: ENGLAND
Postcode: CH60 2TE

3. Description of Proposed Works

Please describe the proposed works:

REMOVE EXISTING CONSERVATORY WALLS & ROOF AND BUILD UP SOLID
WALLS WITH SLATE ROOF OVER TO FORM STUDY
EXTEND TO SOUTH OF PROPERTY TO PROVIDE MASTER BED WITH
EN SUITE
EXTEND TO NORTH OF PROPERTY TO PROVIDE DINING AREA,
UTILITY & WC. RELOCATE WATER PUMP.
INTERNAL ALTERATIONS TO EXISTING PROPERTY.
FIT NEW LARCH CLADDING TO NEW EXTENSIONS AND
EXISTING PROPERTY.

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

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4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: MICHAELMAS COTTAGE

Address 1: OFF CUTTERLOE OLD ROAD

Address 2: DUTTON

Address 3:

Town:

County: LANCS

Postcode (optional): PR3 2YU

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, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

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)

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

CLAIRE BOOTH

Reference:

RV/2011/ENR/00193

Date (DD MM YYYY): 24/06/2011
(must be pre-application submission)

Details of the pre-application advice received:

WE WERE ADVISED THAT THE ORIGINAL PRE PLANNING PROPOSALS WERE OVERLARGE & DISPROPORTIONATE IN LIGHT OF THE SCHEME HAS BEEN AMENDED TO REDUCE WIDTH AND GUSURE THE EXTENSIONS ARE SUBSEQUENT - SEE ALSO 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

REFER TO TREE SURVEY REPORT

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

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

If Yes, please provide details of the name, relationship and role

10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	STONE	LARCH CLADDING	☐	☐
Roof	SLATE	SLATE	☐	☐
Windows	UPVC	TIMBER	☐	☐
Doors			☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard-standing	LOOSE STONE	LOOSE STONE	☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

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:

AD1106-02, 03, 04, 06, 07, 08, 09, 01, 05 BAT REPORT.
DESIGN & ACCESS STATEMENT.
BS 5837:2005 ARBORICULTURAL REPORT

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Indulced - owner of land
ON BEHALF OF ROSULLIVAN.

24 NOV 2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. 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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted

The original and 3 copies of a completed and dated application form: ☒The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☒The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building: ☒The correct fee: ☒The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☒The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☒

14. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

Architects Direct Ltd.
ON BEHALF OF R. SULLIVAN

24 NOV 2011

15. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01513425455	
Country code:	Mobile number (optional):	
	07733017267	
Country code:	Fax number (optional):	

Email address (optional):

n.beiderbos@architects-direct.com

17. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

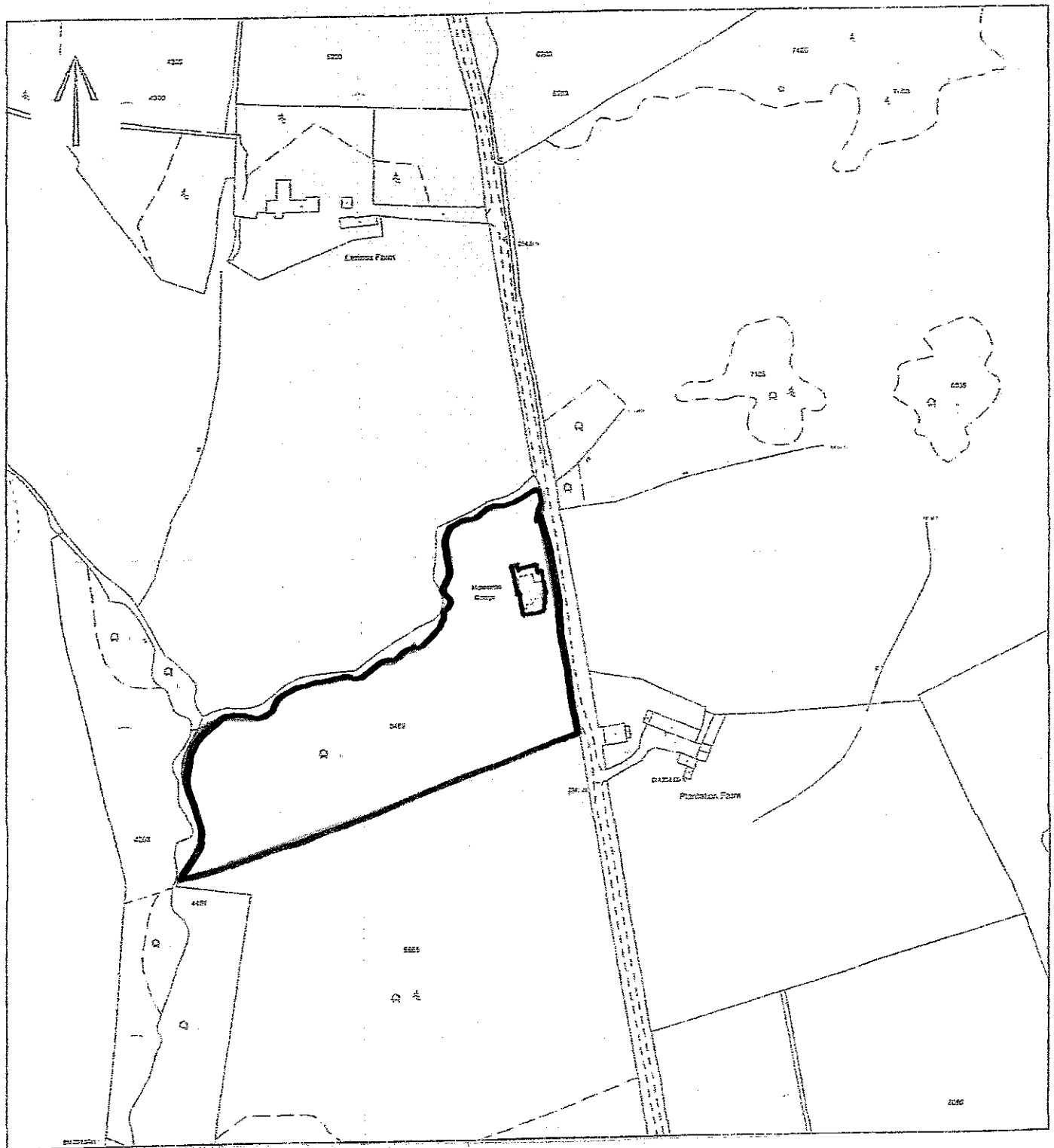
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

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LOCATION PLAN. SCALE 1:2500

Design and Access Statement

Michaelmas cottage
off Clitheroe Old Road,
Dutton.
PR3 2YU.

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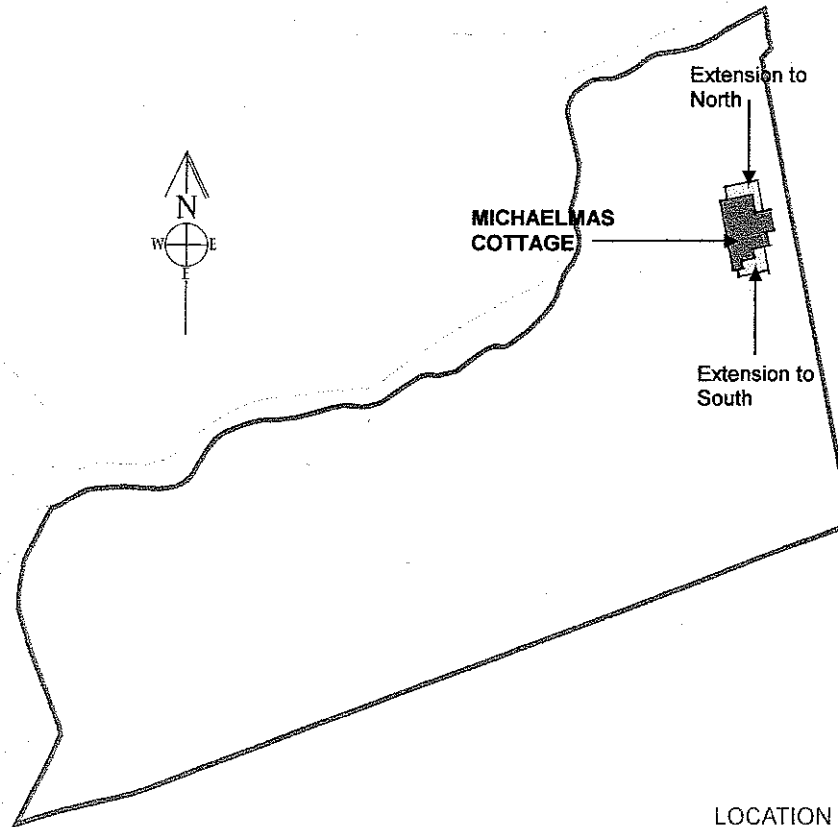
Introduction.

- The proposal comprises of extensions and alterations to Michaelmas Cottage
- The property is currently in a poor state of repair, both internally and externally. The proposals are designed to improve standards of accommodation, the external appearance and reduce the environmental impact of the property. The provision of additional bedroom and living accommodation will be included, together with improvements to the fabric of the existing building to reduce heat loss and the property's carbon footprint.



Existing photos

- It is proposed that the existing conservatory will be removed. This is of poor quality UPVC with a polycarbonate roof. The footprint of the existing conservatory will be maintained with new solid walls and a slate roof to match the existing property. We understand that the existing conservatory formed part of the original footprint of the building.
- Extensions will be provided on both the North and South of the property.



- Pre-Planning consultations have been held with Claire Booth at the Local Planning Department. Constructive and helpful feedback was received, resulting in amendments to the initial proposals.
- The proposals consider comments received from the Planning Department and the requirements of Policies G1, ENV1, H10 and the SPG (Extensions and Alterations to Dwellings)
- The building has been designed to take into consideration the design of the existing dwelling with the extensions set back from the principle front West Elevation.
- The property currently has a Planning Approval to extend. This was granted in February 2010 – Application No. 320090966P.

Scale.

- The two extensions have been designed to ensure they do not dominate the original house.
- Stepping the building façade ensures that the property does not appear too bulky or elongated and as a result does not affect the overall mass of the dwelling.
- The overall length of the dwelling is 21m. This is a reduction of 3m from the extension currently approved under Application No. 320090966P (Feb 2010).
- The development is appropriate to the plot size and has been extensively reviewed and modified following discussions with the Planning Officer.

General Form & Shape.

- The form and shape of the extensions respect and reflect the existing property

Roof Design.

- The replacement roof to the conservatory is designed to improve the relationship to the existing property.
- The roofs to the extensions are lowered slightly as recommended in paragraph 5.2 of the SPG
- Pitched roofs have been used with gable ends to respond to the character of the existing property.
- The same treatment of verges and eaves has been applied and the roof finishes of all roofs is to be slate to match the existing.
- The roof treatment unifies the existing and proposed elements of the property and significantly improves the appearance of the building
- All rooflights are located to the rear of the property and are to be flush fitting conservation rooflights, as recommended in the SPG.

Fenestration & Doors.

- Fenestration of the existing property is of poor quality in terms of design, detail and orientation. The existing conservatory is of poor quality UPVC (wood effect) and is to be removed
- The existing front door is located at the rear of the property and not visible when approaching the house
- An existing access door opens onto a poor quality balcony on the front elevation; this is out of character in the locality.

- The adjustments to the existing fenestration and also the proposed new windows have been carefully designed to provide continuity to the property and maximise the views of both the countryside and the wood, as follows:-
 - To the front elevation a large glazed sliding door is centred on the existing ridgeline and opens out onto the new veranda.
 - The hall door also allows access onto the veranda.
 - The new glazed corner to the dining area is to be of high quality timber construction in keeping with the local areas, rather than the current use of UPVC.
 - The horizontal panoramic window to the master bedroom allows full views into the wood and connects the building with its environment.
 - To the rear – windows are to be adjusted to horizontal strip windows, responding to the horizontal larch cladding and providing improved privacy when seen from the road.
 - The front door is now visible when approaching the property.
- This approach to the fenestration fully connects the building with its surroundings



Conclusion.

- The proposal will have no impact on traffic generation. Sufficient car parking is available and access into the property is significantly improved.
- Adequate day lighting is provided to all areas
- The existing water pump shed is removed and incorporated within the property.
- Sustainable materials are proposed and the larch cladding ensures the conservation and enhancement of the natural environment.
- Rain water harvesting will be used to flush the toilets and for the washing machine
- A Tree Survey has been carried out, together with a Method Statement to ensure that the proposals will have no adverse affects on the trees at the site
- The footprint of the existing conservatory, which formed part of the original property, is maintained. This is enhanced by the provision of solid walls and a roof in place of a poor quality UPVC and polycarbonate conservatory

- The proposal is sympathetic to the land use in terms of its size, intensity and nature and has been carefully designed to ensure the property has less impact than the proposals as approved in February 2010
- The proposed scheme fully connects with the environment by making maximum use of the varied views and allowing the inside and outside of the property to flow by use of well-considered door openings.
- Following the constructive feedback from the Planning Department, we believe the proposed scheme satisfies the requirements of policies G1, ENV1, H10 and the SPG.

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BS 5837: 2005 Arboricultural Report

Site Address

Michaelmas Cottage
Off Clitheroe Old Road
Dutton
PR3 2YU

Produced by

Paul Johnson BSc (Hons), HND, Tech Cert Arb
Anne Petit MSc

Tree Ecology
23 Strickland Drive
MORECAMBE
Lancashire
LA4 6TD

Dated

24 November 2011

Summary

- A tree survey was conducted to BS5837:2005. The condition of the beech tree on site was assessed and a Retention Category was allocated. The tree position and Root Protection Areas are shown on a Tree Constraints Plan.
- No Arboricultural Impact Assessment or Arboricultural Method Statement has been conducted.
- We recommend that this report and the constraints plan are used within the design process to help achieve a proposal with minimal impact.
- Where possible the category B beech tree should be retained and works within its Root Protection Area should be undertaken in a controlled manner, so no part of the root system of the beech tree is damaged indirectly or directly.

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1. Introduction

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1.1. Instruction

1.1.1. We were instructed by Nick Belderbos, 21 Mill Lane, Heswall, Wirral, CH60 2TE to conduct an arboricultural survey to BS 5837: 2005 (*Trees in Relation to Construction - Recommendations*) at Michaelmas Cottage, Off Clitheroe Old Road, Dutton, PR3 2YU and produce the findings in a report.

1.1.2. The tree location is shown, along with the root protection area on the plan from the measurements taken on site. The tree constraints plan included within Appendix 3 was produced by Nick Belderbos (Chartered Architect) from the measurements taken from the survey.

1.1.3. An overview of our qualifications and experience are included within Appendix 2.

1.2. Scope and Purpose of the Report

1.2.1. This report is designed to accompany a planning application for development proposals at the above site. It is understood that the proposed development is a single story, timber framed extension onto the existing bungalow. Its purpose is to assist and inform the planning process according to guidelines laid out in BS 5837 (2005).

1.2.2. This report is based on a survey carried out from ground level. No climbed inspection or specialist decay detection was undertaken. Only the beech tree is included which may be affected by the development. The survey of the beech tree was conducted on the 13 November 2011. This report is only valid for 12 months from the date on the front header sheet.

1.2.3. Any significant alteration to the site that may affect the beech tree that is present or have a bearing on the planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will necessitate a re-assessment of the beech tree and the site.

1.2.4. It should be noted that this survey is not a tree safety inspection. It was undertaken in order to inform the planning process. Where clear and obvious hazards have been observed, these have been advised in the recommendations of the 'Tree Schedule'. Changes in site use are likely to occur during, and result from, the proposed development. In the light of these changes, regular tree risk assessments are advised.

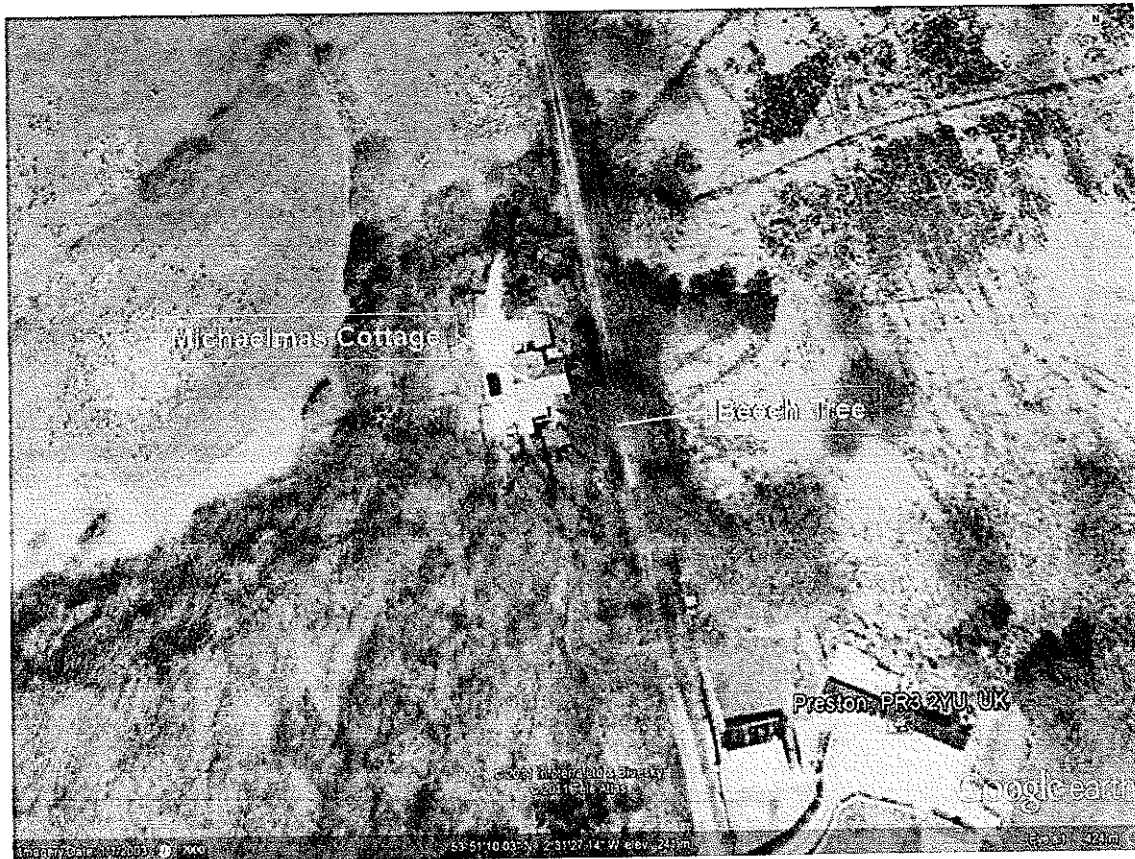
2. Site Overview

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2.1. Location

2.1.1. The site lies within a rural area above Longridge and is situated on Gannow Fell.

2.1.2. The location of the beech tree is situated on Michaelmas Cottage, Off Clitheroe Old Road, Dutton, PR3 2YU.



2.2. Amenity value

2.2.1. There are no trees of high amenity within the site (close to the building), only of moderate value (according to the BS5837:2005 survey). It is on the understanding that the beech tree is not in an area designated with conservation status or the tree designated as having a Tree Preservation Order, according to the occupier / owner. The beech tree is to the edge of a wooded area, predominantly consisting of oak and birch.

3. Tree Data Table

Table 1 below contains information gathered for the beech tree during the survey conducted on 13 November 2011.

Table 1: Tree Survey Schedule

Tree Reference Number	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)	Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Category Grading	Root Protection Area (m ²)
T1	Common Beech (<i>Fagus sylvatica</i>)	17.4	1065	N - 7.4 E - 15.3 S - 9.3 W - 8.3	2.7	Over Mature	Fair	Good	The tree requires monitoring yearly as there are signs of an unidentified bleeding canker. There are only a few small lesions present so there is no cause for concern at this stage.	20 - 40	B2	513.18 (radius 12.78m)

Please note: this tree survey is only valid for 12 months from the date on the front header sheet.

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4. Tree Condition and Recommendations

This section gives an overview of the tree surveyed and advises on any recommendations.

Recommendations are made for management purposes and are independent of the development proposals. The tree data schedule within the previous section should also be consulted as this gives a detailed description of the tree.

4.1. Findings:

4.1.1. The beech tree T1 was found to be in fair condition for its age at the time of the survey. There were signs of an unidentified bleeding canker on the main stem. The lesions were few and small, therefore at this stage there is no cause for concern. It is advised that these small lesions are monitored yearly with regards to the tree's health. No structural hazards, cavities or decay were found on any part of the tree at the time of the survey. Although, there were signs of some small dead branches in the crown, this is normal for a tree of its age and no cause for concern at this stage.

4.1.2. The root protection area of the beech tree is within the proposed development. If good working practice and caution is undertaken on the site at all times during the development then the roots of the beech tree will not be damaged in any way. If there is any doubt throughout the construction process to the integrity of the tree or its roots then a qualified arboriculturist must be sought immediately before continuing with the construction works. See Recommendations 4.2 below.

4.1.3. If major roots are found within the development area i.e. foundation area then it will be necessary to seek advice from a qualified arboriculturist. It may be necessary to build the foundations using industry best working methods if large roots are found within the area where foundations are to be constructed to prevent damage directly or indirectly. Please note that we, Tree Ecology are not building or structural engineers, therefore we can only offer advice to minimise root damage to the tree, furthermore, offering advice to reduce subsidence related problems regarding the tree roots. Roots smaller than 25mm diameter may be pruned back using an appropriate cutting tool such as secateurs or handsaw. Roots found to be over 25mm diameter should only be severed following consultation with a qualified arboriculturist as they are essential to the tree's health and stability (see page 17, section 11.3.5 of BS5837:2005 for further information).

4.2. Recommendations

4.2.1. As the root protection area of the beech T1 is within the development area it is recommended that:

- All digging within the root protection area is carried out by hand in a sensitive and controlled manner.
- Inspection pits to be dug carefully to the desired depth according to the design plans to find if roots are present.
- If roots are found during hand digging, it is recommended that advice is sought from a qualified arboriculturist so that minimum damage occurs. In the first instance the hand dug pit should be back filled immediately until an arboriculturist can assess the site / pit.
- No stacking of materials / fuels / herbicides or other contaminants stored within the root protection area of T1.
- No machinery or other equipment to enter or move through the root protection area of T1 to reduce soil compaction.
- No over wetting of the soil to be carried out in the root protection area of T1.
- No mixing of cements, contaminants or other consumables to be undertaken within the root protection area of T1.
- No fires to be lit in the root protection area, or flames coming within 5 metres of the trees foliage and further during windy weather.
- Where applicable the root protection area should be adequately fenced off, as to BS5837:2005 specifications i.e. Heras type fencing to prevent direct or indirect damage to the tree roots, limbs / branches, crown (canopy) or main stem. This fencing must not be removed until the construction phase has been completed.
- No raising or lowering of the soil level should take place at any stage within the root protection area.
- Existing hard surfaces within RPA's should be broken out, removed with care and by way of hand digging avoiding damage to any exposed roots.
- Guidelines set out in the National Joint Utilities Group publication *NJUG Volume 4, Guidelines for the Planning, Installation and Maintenance of Utility apparatus in Proximity to Trees* will be adhered to during excavation works close to or partially within RPAs. NJUG Volume 4 can be downloaded free of charge from – <http://www.njug.org.uk>
- It is the responsibility of everyone engaged in the construction process to respect tree protection measures whilst working in the root protection area and observe necessary precautions within and adjacent to them.

If there are any doubts at any stage then a qualified arboriculturist must be sought for advice.

Appendix 1: Photographs



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Appendix 2: Authors' Qualifications

Qualifications & Experience of Paul Johnson BSc (Hons), HND, Tech Cert Arb

Paul has been a tree surveyor for over 12 years and has worked for various large companies carrying out arboricultural surveys. Paul has a degree in Environmental Management, a Higher National Diploma in Ecology and Conservation Management and a Technicians Certificate in Arboriculture. Paul is currently a Technician member of the Arboriculture Association. Paul has been on numerous training courses recently through the Arboriculture Association and Treelife, these include, BS5837, subsidence and mortgage report writing.

Qualifications & Experience of Anne Petit MSc

Anne has completed a MSc in Agronomy, specialising in Environmental Management. Anne has five years experience working in the environment sector, providing technical support and carrying out environmental impact assessments, wildlife and habitat surveys. Anne's knowledge of bats, birds and terrestrial invertebrates adds ecological expertise in relevant projects requiring management recommendations. Anne is also an experienced tree surveyor and is currently training for a bat roost licence.

BS5837:2005 is predominantly aimed at arboriculturists, architects, developers and planners, thus offering a balanced approach to both the development and the existing trees. BS5837:2005 acknowledges the positive contribution trees may offer to a site, as well as the negative aspects of retaining inappropriate trees. BS5837:2005 identifies any implications that a development may place on existing trees, and guidance is offered regarding mitigation. BS5837:2005 identifies three stages in the development process regarding the protection of trees during construction, the first stage is essential, whilst stages 2 and 3 are required if the local authority requests a more detailed approach to the protection of the trees.

Stage 1: Initial Survey and Report

This identifies the existing trees and allocates them to a *Retention Category* which takes into account amenity value, condition and estimated life expectancy. The categories are allocated independently of development proposals. An interpretation of the retention categories is explained below:

Retention Categories

A Category: Trees of high quality and amenity value. Usually, mature trees with a significant life expectancy which would enhance any development. Retention of these trees is strongly encouraged.

B Category: Trees of moderate quality and amenity value. Usually mature trees, or younger trees with exceptional form. Retention of these trees is desirable though the removal of occasional specimens may be acceptable.

C Category: Trees of low quality and amenity. The removal of these trees should generally be seen as acceptable in order to facilitate development.

R Category: Trees whose structural condition is such that they should be removed if development is to proceed. Occasionally trees are borderline and do not fall into one of the categories A, B or C.

BS5837:2005 identifies that each of the A, B and C categories should be further subdivided (A1, A2, A3, B1, B2, B3, C1, C2, C3), i.e. subcategory 1 indicates mainly arboricultural values, subcategory 2 indicates mainly landscape values and subcategory 3 indicates mainly cultural values (including conservation). Multiple subcategories may be used.

Tree Constraints Plan (TCP): This indicates the position, crown spread, retention category and root protection area (RPA) of each tree and is used to inform where the development may proceed without causing damage to trees.

The RPA marked on the TCP is the area where the majority of roots are expected to be present. No significant detrimental effects are expected if the RPA can be

completely avoided. BS5837:2005 gives a formula whereby the radius of the RPA = 12 x stem diameter. In exceptional circumstances it may be acceptable to make incursions into the RPA, though this should be discussed with a qualified arboriculturalist.

Stage 2: Arboricultural Impact Assessment

This report identifies and evaluates the impact that development may have on existing trees and vice versa.

Stage 3: Arboricultural Method Statement and Tree Protection Plan

This report indicates the necessary methodology required to protect trees from potential damage during the development process. Typical issues addressed are direct damage to trunk and branches, by cranes or other equipment, damage to roots caused by installation of underground services or foundations, and the use of chemicals which are hazardous to tree health, e.g. cement.

One of the primary concerns of this type of report is soil compaction caused by traffic passing over tree rooting areas. This is easily overlooked by developers, though it prevents roots from the uptake of oxygen and nutrients and as a result may lead to a significant deterioration in the tree's health.

A *Method Statement* and a *Tree Protection Plan* is often requested by local authorities during the latter stages in the planning process and may be enforceable as part of the planning conditions. It is essential that a realistic proposal is put forward which balances tree protection requirements with the practicalities of construction.

BS5837:2005 Tree Survey Data

This section explains the terms used in the Tree Survey Schedule

Tree Reference Number: To be recorded on the tree constraints plan. Each tree, woodland, hedge or shrub is identified by a number and prefixed by a letter i.e. T1=Tree 1, G2=Group 2, H3=Hedge 3 and W4=Woodland 4, S5=Shrub 5.

Species: Common names and scientific names, where applicable.

Height: Measured from ground level to the top of the crown and recorded in metres.

Stem Diameter: Taken at 1.5m above ground level where possible and in millimetres. On multi-stemmed trees this measurement is taken just above the root flare.

Branch Spread: Taken at the four cardinal points to derive an accurate representation of the crown i.e. north, east, south and west and measured in metres.

Crown Clearance: Measured from ground level to the height at which the main crown begins. Where the crown is unbalanced it is measured on the side deemed to be most relevant.

Age Classes:

Young is less than 1/3 of normal life expectancy.

Middle Aged 1/3 to 2/3 of normal life expectancy.

Mature more than 2/3 of expected life span.

Over Mature is a tree that has used more than 3/4 of its life expectancy.

Veteran is a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition.

Physiological Condition:

Good Healthy and with no symptoms of significant disease.

Fair Disease present or vigour is impaired.

Poor Significant disease present or vigour is extremely low.

Dead Tree is dead.

Structural Condition:

Good Having no significant structural defects.

Fair Some defects observed though no high priority works are required.

Poor Significant defects found. Tree requires monitoring or remedial works.

Very Poor Major defects which will usually require significant remedial works or tree removal.

Estimated Remaining Contribution: The estimated number of years left for the tree. Classified as <10, 10 – 20, 20 – 40, or 40+.

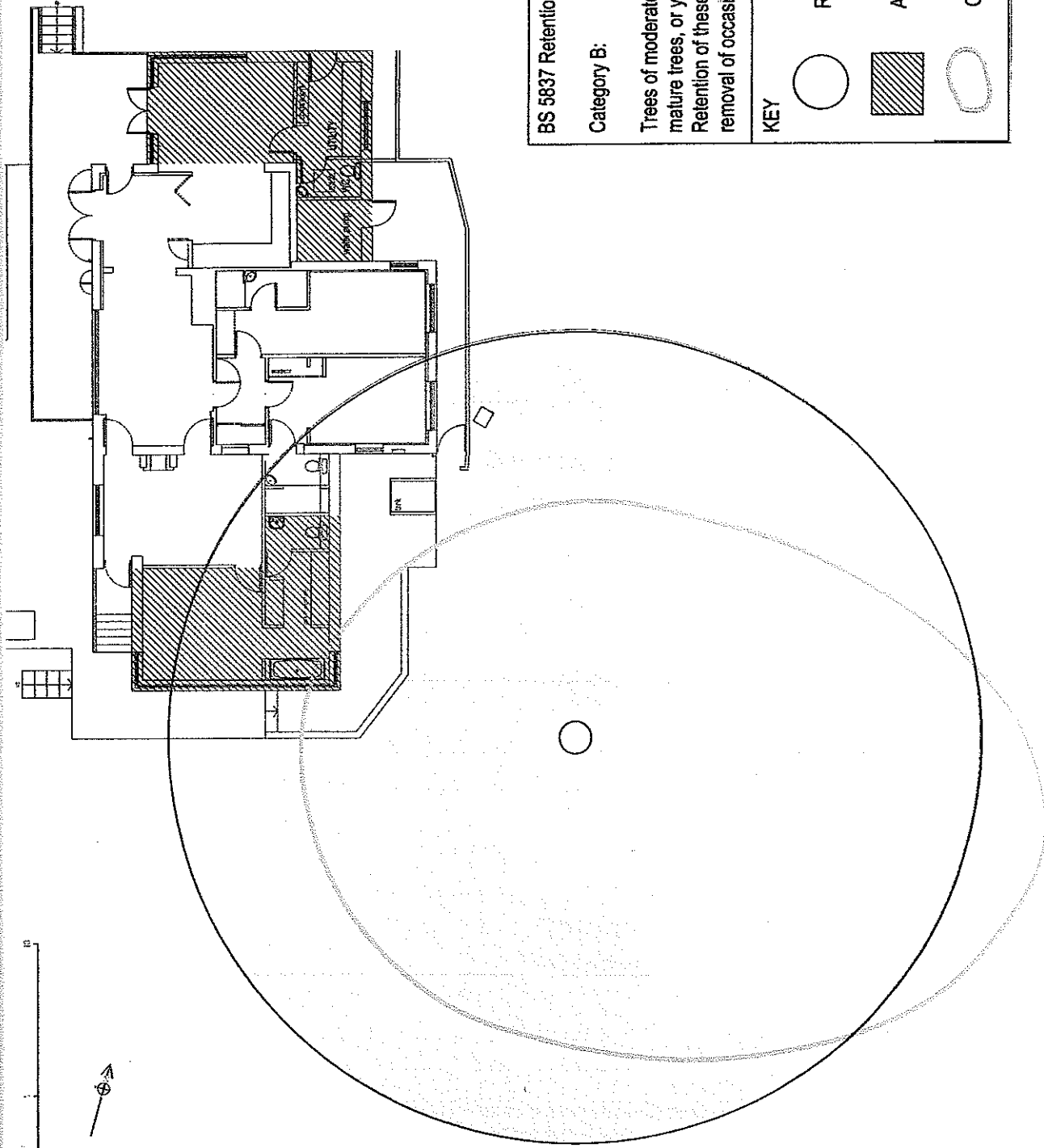
Category grading: A, B, C, R. These categories are explained on page 12.

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Preliminary Management Recommendations: Usually based on any defects observed and intended to ensure that the tree is in an acceptable condition. Recommendations are made, this may include further investigation or monitoring, or initial management works prior to the development.

Notes: The content of this drawing is subject to the provisions of the Copyright Act 1988 DO NOT SCALE FROM THIS DRAWING Work to figured dimensions only. Site dimensions are to be checked before work is started.
Any discrepancy whatsoever between any information contained on this drawing and any other document or drawing must be drawn to the attention of the Architect before the work is executed. IF IN DOUBT ASK IMMEDIATELY.

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BS 5837 Retention Categories

Category B:

Trees of moderate quality and amenity. Usually mature trees, or younger trees with exceptional form. Retention of these trees is desirable though the removal of occasional specimens may be acceptable.

KEY



Root protection area



Area of proposed extension



Canopy extent of Category B tree

project: Michaelmas Cottage client: R O'Sullivan & C Hardy title: Tree Constraints Plan

scale: 1:200@a4 date: Oct 2011 drawing No: AD1106 - 09

Carol Hardy

Michaelmas Cottage
Clitheroe Old Road
Dutton
Lancashire
PR3 2YU

24 November 2011

Job ref: B 1071

Dear Carol

Re: Protected Species Survey (Bats): Michaelmas Cottage, Clitheroe Old Road, Dutton, PR3 2YU

Introduction

You have requested a protected species survey as a condition of a planning application to Ribbles Valley Borough Council for building alterations to your property.

The local authority requires an appraisal of the impact of the development on all protected species in accordance with PPS9. Additionally mitigation measures are required to protect bats and their roosts and to ensure there are *'no adverse effects on the favourable conservation status of a bat population'*.

A scoping survey and daylight inspection was undertaken on Wednesday 24 November 2011 between 10.00 and 10.45. The weather at the time of the inspection was cool, dry and bright (max temperature: 9.5°C; cloud cover: 95%; wind: south-westerly breeze) providing satisfactory conditions for a daylight scoping survey.

The inspection has found no evidence of bat activity at this property; it is highly unlikely that roosting bats will be exposed or disturbed during the proposed building operations, consequently there is only very low risk of disturbance to a protected species.

Survey methodology

The aim of a daylight scoping survey is to provide an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats have ever been active within any part of the property that will be affected by the development.

A published records search (data trawl) has been undertaken to identify existing records of protected species within the district, including designated wildlife and conservation sites nearby or significant landscape features such as riparian woodlands, plantations, water course and other areas of open water within the locality.

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (*BCT – Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite CB2 -1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings or other insects fragments typically found in a feeding and resting area.

Personnel

The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989; current NE licence No: 20113901 under the Wildlife and Countryside Act 1981 (as amended) & The Conservation of Habitats and Species Regulations 2010, Species: Bats (All species) (Chiroptera) Purpose: Conservation, Science and Education.

Constraints

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

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

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

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

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

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

Lack of evidence of bat droppings on external walls and roofs can be misleading and does not necessarily infer absence of bats; indicative signs of roosting activity are often removed due the action of wind and rain.

Bats are highly mobile animals and frequently change roost sites; crevice-roosting bats frequently roost within confined wall cavities walls and roofing materials and cannot be located by visual inspection alone.

Data search (NGR: SD 656398)

A local data search was carried to identify records of bat activity within 0.5km of the site. The following bat species are known to be present throughout the Ribble Valley (source - NBN 10km squares 63 and 73):

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

There are no records of roosting bats at this property or at neighbouring properties within 500m.

The nearest available records of bat roosting activity are at SD 652381 approximately 1.6km south of the property at Moor Nook (Source: EED report B687 - November 2009).

Description of the property

The property is a detached bungalow (built ca. 1930; extended ca.1970) with concrete brick and block cavity wall construction and duo-pitched hipped roofs (figures 1 to 3). There is a conservatory / sun lounge on the south elevation with mono-pitched polycarbonate roof and additional entrance porch (figure 2).

The enclosed roof voids are boarded for access and the areas insulated with glass fibre insulation material; the rafter-with-purlin roof is clad with Welsh slate and lined with a bitumastic under felt (figures 4, 5 and 6).

The voids are clean, dry and relatively well-sealed although mice and squirrels have previously been active. There is no evidence of bat activity within any part of the roof although mouse droppings are still present.

Externally, the timber fascias and soffits appear to be relatively well-maintained; there are narrow gaps (25 – 30mm) between the external block work wall and soffit. The roof slates, ridge tiles and verge tiles are largely secure and the lead work flashings around the chimney and roof valleys are intact.

Existing property - images (24.11.11)



Figure 1:



Figure 2:



Figure 3:



Figure 4:

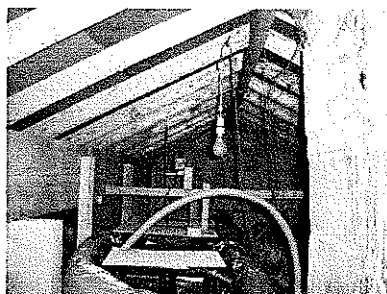


Figure 5:

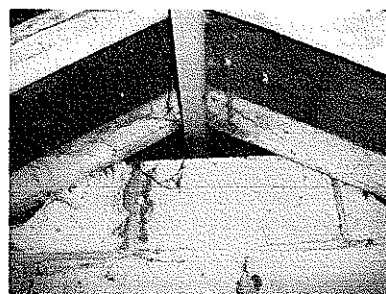


Figure 6:

Location of the property

NGR: SD 656398. Elevation: 245m.

The property has a wholly rural location close to open moorland overlooking Gannow Fell / Longridge Fell on steeply rising ground. The site is close to the woodland edge and mixed broadleaved and conifer plantation containing a mixture of species including oak, silver birch, alder and douglas fir.

There are no adjoining properties; the nearest buildings are approximately 300m to the north and south. The adjacent moorland comprises largely wet and dry acidic heath and valley mire (D1.1 dry dwarf shrub heath – acid and D2 wet dwarf shrub heath - Phase 1 habitat categories). Although the site is not adjacent to standing open water or any significant water channel, there is a small moorland clough within 100m of the house and there are two small reservoirs within 0.5km of the site.

There are no designated nature conservation sites immediately adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Proposed development

The proposed development includes a new single story conservatory to the SE elevation (figure 1) and modification to an existing conservatory / sun-lounge roof requiring some local disturbance to part of the main roof and void.

Survey results

There is no evidence of bat activity at this property.

An internal inspection of the existing roof void has shown no evidence of bat droppings, discarded feeding remains or other indicative signs of access associated with bat roosting, perching or feeding activity.

All external features of the building including stonework, wall claddings, roof slates, roof verges, ridge tiles and lead-work flashings were inspected for signs of bat roosting activity, none was found.

Evaluation of results

1. There are no signs of bat roosting, perching or feeding activity at the property.
2. The conservation significance of building is currently low.
3. Although the property is adjacent to woodland edge and open countryside, the site provides sub-optimal feeding and foraging habitat for bats; the site is relatively high (245m) and exposed and there are no significant water channels or extensive riparian woodlands nearby.
4. The site has moderate / good connectivity to feeding and foraging habitats at lower elevations.
5. There are no published records of bat roosting activity at this location or at neighbouring properties.

Summary and recommendations

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

The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

In the unlikely event of bats being exposed or vulnerable to harm during the proposed works you should follow the mitigation advice provided below (page 5).

Further survey effort at this site is not recommended.

Impacts and mitigation

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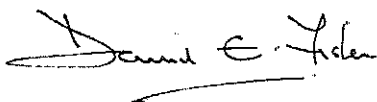
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Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "...measures to protect the bat population from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

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

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

Yours sincerely



David Fisher

Wildlife legislation – Bats and the law

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

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

Protected species (Bats) and the planning process¹

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

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

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

(Mitchell-Jones, 2004)

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

Other references:

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

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

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

Contacts:

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

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

Research / sources:

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

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. Department for Environment Food and Rural Affairs (Defra)
4. Joint Nature Conservation Committee (JNCC)
5. North Lancashire Bat Group
6. East Lancashire Bat Group
7. Lancashire Biodiversity Partnership
8. EED dataset (Lancashire bat records 2000 - 2011)
9. Magicmap interactive map
10. Natureonthemap (Natural England)
11. Google Maps
12. MARIO - Maps and related information online (Lancashire County Council).