

11 JAN 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

320120048P

Fee paid £

Receipt No:

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

Application for Planning Permission.
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:		First name:		Surname:	
Company name:	TRUSTEES OF F E TOWNSON				
Street address:	1 WOODEND COTTAGE				
	DUNSOP BRIDGE				
Town/City:	CLITHEROE				
County:					
Country:					
Postcode:	BB7 3PE				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ 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				
Town/City:	Clitheroe				
County:	Lancs				
Country:					
Postcode:	BB7 1AW				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:	judith@jdixonplanners.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

CONVERSION OF BARN TO DWELLING, NEW GARAGE AND PARKING AREA, CREATION OF GARDEN AND INSTALLATION OF SEWAGE TREATMENT PLANT

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	BARN AT BAY GATE FARM		
Street address:			
	BOLTON BY BOWLAND		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4PQ		

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

Easting:	
Northings:	

5. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: GRAEME Surname: THORPE

Reference: RV/2011/ENQ/00372

Date (DD/MM/YYYY): 01/12/2011 (Must be pre-application submission)

Details of the pre-application advice received:

SEE DESIGN AND ACCESS STATEMENT

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

THERE IS ADEQUATE SPACE WITHIN THE CURTILAGE FOR THE STORAGE OF WASTE

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

☒ Yes ☐ No

If Yes, please provide details:

THERE IS ADEQUATE SPACE WITHIN THE CURTILAGE FOR THE STORAGE OF RECYCLABLE WASTE

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

NATURAL RANDOM STONE

Description of *proposed* materials and finishes:

NATURAL RANDOM STONE TO MATCH EXISTING

Roof - description:

Description of *existing* materials and finishes:

GREY SLATE AND CORRUGATED SHEET

Description of *proposed* materials and finishes:

GREY SLATE TO MATCH EXISTING

Windows - description:

Description of *existing* materials and finishes:

TIMBER FRAMES WITH STONE SURROUNDS

Description of *proposed* materials and finishes:

TIMBER FRAMES WITH STONE SURROUNDS

Doors - description:

Description of *existing* materials and finishes:

TIMBER WITH STONE SURROUNDS

Description of *proposed* materials and finishes:

TIMBER WITH STONES SURROUNDS

Others - description:

Type of other material:

FASCIA BOARDS

Description of *existing* materials and finishes:

TIMBER

Description of *proposed* materials and finishes:

TIMBER

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:

4156-01B EXISTING PLANS AND ELEVATIONS
41556-02A PROPOSED PLANS AND ELEVATIONS
DESIGN AND ACCESS STATEMENT
LOCATION PLAN
HERITAGE STATEMENT
STRUCTURAL SURVEY
BAT SURVEY
SEWAGE TREATMENT DETAILS

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	3	3
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☒

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐

Yes

☒

No

☐

Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

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

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

AGRICULTURE

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

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

☐ Yes ☒ No

17. Residential Units

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

☒ Yes ☐ No

17. Residential Units (continued)

Market Housing - Proposed

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

Proposed Market Housing Total

1

Market Housing - Existing

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

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	393.0	393.0	0.0
Total		0.0	393.0	393.0	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

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

20. Hours of Opening

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

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

21. Site Area

What is the site area?

00.15

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?



Yes



No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

24. 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

25. 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:

10/01/2012



Declaration made

25. 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:

10/01/2012



Declaration Made

26. Declaration

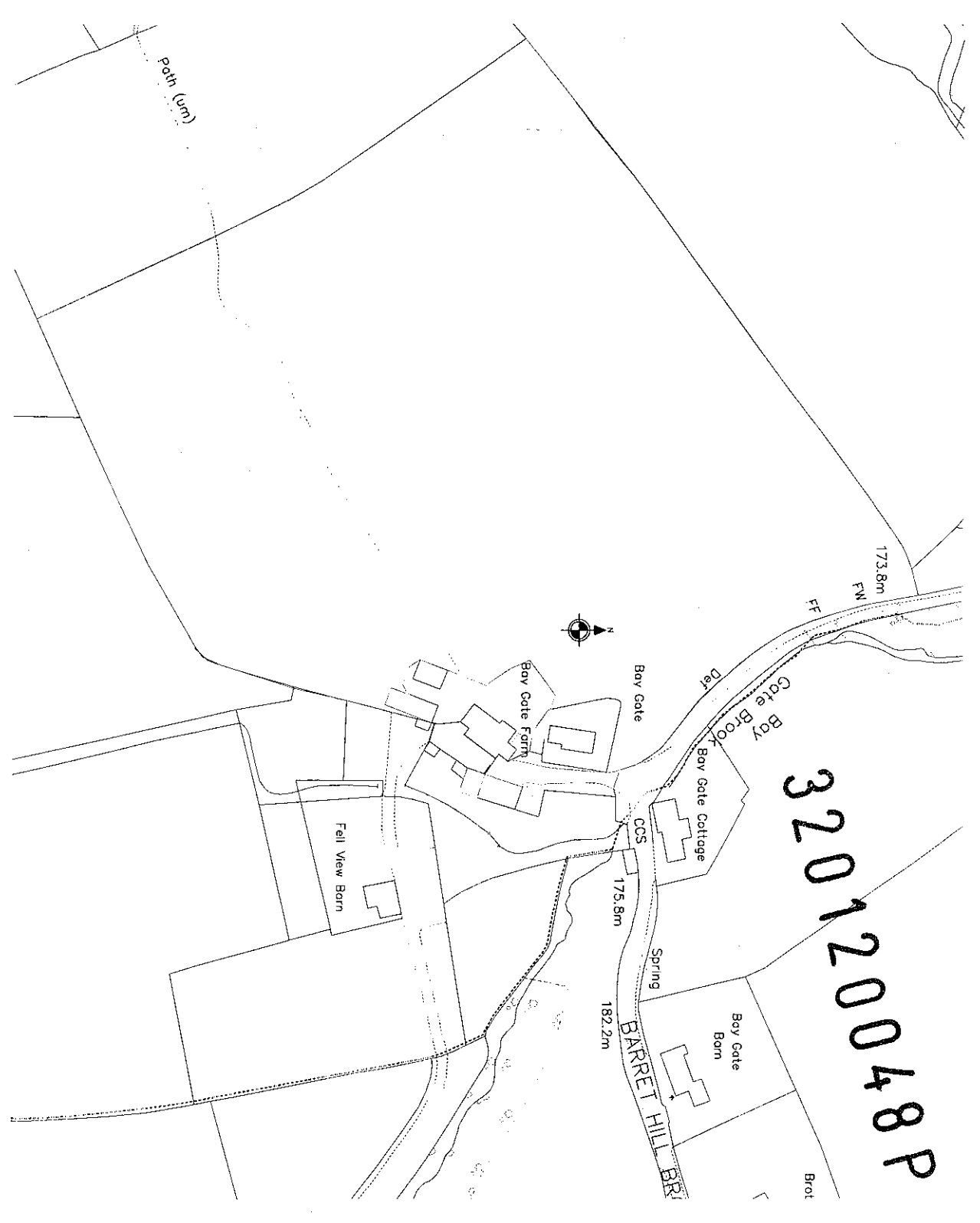
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

10/01/2012

320120048P



TOWNSHIP OF F. E. TOWNSHIP
 PROPOSED BARN CONVERSION AT
 BARRET HILL BR
 SECTION 15, TOWNSHIP 15N
 RANGE 15E

Location Plan

Scale	Date	Drawn
1:1250 @ A3	July 2011	RM

SUNDERLAND PEACOCK
 LANDSCAPE ARCHITECTS
 1000 Main Street, Suite 100
 St. John's, NL A1B 1X1
 Tel: (709) 576-1111
 Fax: (709) 576-1112
 Email: info@sunderlandpeacock.com

4156-03

HERITAGE STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION TO
CONVERT A BARN TO A DWELLING**

AT

**BAY GATE FARM, BAY GATE,
BOLTON BY BOWLAND,
CLITHEROE
BB7 4PQ**



**Janet Dixon Town Planners Ltd.
10A Whalley Road
Clitheroe
Lancashire
BB7 1AW**

Tel. no. 01200-425051/07887-554397

HERITAGE STATEMENT IN SUPPORT OF A PLANNING APPLICATION TO CONVERT A BARN TO A DWELLING AT BAY GATE FARM, BOLTON BY BOWLAND, CLITHEROE. BB7 4PQ.

Planning Policy Statement 5: Planning for the Historic Environment.

Planning Policy Statement 5: Planning for the Historic Environment (PPS5, 2010) has amended the national approach to considering the impact of development proposals on the historic environment. PPS5 and the companion practice guide, require applications for planning permission to be accompanied by a Heritage Statement where the proposal affects a heritage asset. In deciding whether a heritage asset is affected by a proposed development any potential heritage assets need to be identified. In some cases this is quite obvious because the building or structure has statutory protection such as a listed building or registered park or garden these are termed as *designated assets*. In other cases the heritage asset may have been identified by the local planning authority through the plan making process eg. building of townscape merit, within a conservation area, or it may have been identified through the development management process. The PPS5 practice guide defines the difference between a heritage asset and other components of the environment is that a '*heritage asset holds meaning for society over and above its functional utility.*' It is this heritage significance that justifies a degree of protection in planning decisions.

The purpose of this Heritage Statement is to **identify the heritage asset**. Following identification of the heritage asset it is necessary to **assess the significance of the heritage asset**. Finally it is necessary to **assess the impact of the development on the heritage asset**.

Policy HE6 of PPS5 requires the level of detail of information provided by the applicant on planning applications affecting heritage assets to be proportional to the importance of the heritage asset, and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. The heritage interest may be archaeological, architectural, artistic or historic. It may include a building or feature and its setting. This information is to be accompanied by an assessment of the impact of the proposal and should be set out in the application as part of the explanation of the design concept.

Policy HE7 of PPS5 gives guidance to local planning authorities on decision making in relation to heritage assets. It requires them to assess the significance of the heritage asset and the effect of the proposal on the heritage asset. In doing so, they are to take account of the particular nature of the significance of the heritage asset and the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality.

Identifying the Heritage Asset.

Bay Gate Farm comprises a modern farmhouse, a large detached stone barn, and various smaller modern agricultural out-buildings. The stone barn stands adjacent to a yard area which is defined by stone boundary walls. The principle wagon entrance to the barn faces the yard.

Approximately 60m to the south east to the barn is another stone barn now converted to a dwelling. 60m to the north adjacent to the road is Bay Gate Cottage 80m to the east of this is another former stone barn and 80m again is Brothertons Farm.

This group of buildings is set on the hillside and is surrounded by open grazing land. Bay Gate Farm is elevated from the road and has a relatively prominent position in the landscape.

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Designated Assets, Local Plan, Desk Based Assessment.

The site is not within a designated conservation area and none of the buildings within the group are statutorily listed.

The site is within the Area of Outstanding Natural Beauty as identified in the adopted Ribble Valley District Wide Local Plan. Policy ENV1. Traditionally constructed rural buildings are identified as being suitable for conversion to other uses in the local Plan, in order to *'keep these buildings well maintained and protect them as a feature within the landscape for future generations'*. Paragraph 5.13.2. The Local Plan recognises traditional built stone barn as a heritage asset in making this statement. It also distinguishes between traditionally constructed barns which are worthy of retention and modern farm buildings or properties constructed in a style or in materials not in keeping with the area. Policy H16.

We can assess from this that the traditionally constructed stone barn can be considered to be a heritage asset, whereas the modern agricultural buildings and the modern unsympathetic addition to the stone barn are not. The landscape setting of the group of buildings is also a heritage asset.

We have consulted the Historic Environment Record. The HERS holds no information on the building. The Planning Officer (HER) commented 'it appears to be depicted on the 1850 six inch map and therefore, depending on its condition we may recommend archaeological recording of the barn prior to conversion'.

We have also consulted the Community History Section of Clitheore Library who have provided the maps attached in the appendix. The 1850 map shows that a building in the position of the present barn but with a slightly different footprint. A track runs past the east side of the barn and continues south. The 1909 map clearly shows the barn in its present position with the same footprint as it has today. It also indicates the position of the stone boundary walls around the farm yard. A footpath is indicated to the west, and the track to the south has disappeared. The 1955 plan again shows the barn, and boundary walls in their present position with the footpath to the west.

We can conclude that the heritage assets of this site are the barn and the stone boundary walls surrounding the yard, the layout of these structures and spaces, and the setting of the building in the landscape. The date for the construction of the barn is inconclusive but is highly likely to be before 1909. It is likely that there have been buildings on the site of the barn since at least 1850 but this may not be the same building as we see today.

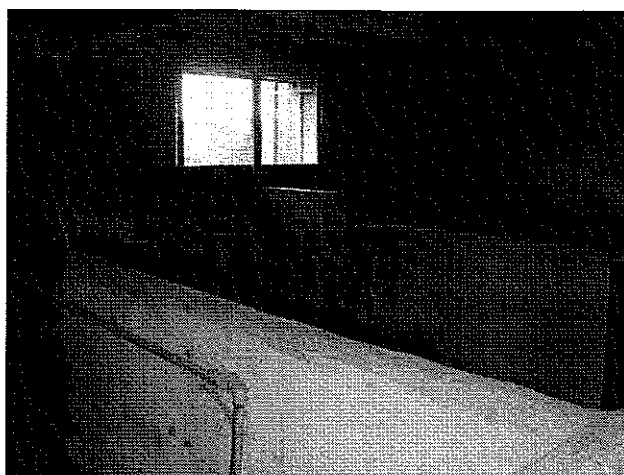
Assessment of the Significance of the Heritage Assets

The ordnance survey maps suggest that there has been a building on the site since at least 1850. The barn is likely to have existed in its present form since before 1909. The architectural features of the barn are common to the area. The barn has a wagon entrance on the south west elevation facing the yard. The section on the northern end of the building which is slightly wider than the rest appears to have been constructed as a shippon with a loft above. The entrance to the shippon is from the yard, and there is a forking hole in the north east elevation. This section of the barn is lower than the rest.

Within the shippon the floor has been concreted and partitions if there were any have been removed. In the centre part of the barn there are modern concrete partitions no historic internal fittings remain.



Interior of shippon



Interior of the barn showing modern partitions

The block-work lean-to on the north east gable of the barn has no significance and presently detracts from the visual appearance of the barn.



Lean-to on north east gable to be demolished



Assessment of the Impact of the Development on the Heritage Assets.

The planning application is for the conversion of the barn to one dwelling, the demolition of the block-work lean-to on the gable elevation and the demolition of part of the modern agricultural building in order to provide a double garage and the creation of a domestic curtilage and garden.

The barn is no longer suitable for modern farming practices. The proposed conversion offers the opportunity to restore the building and to secure the future of the building by finding a suitable alternative use.

The retention and reuse of all the existing openings in the barn, including the wagon entrance, has been the guiding factor in the design of the conversion of the barn. Only existing openings have been used to light the new rooms within the barn. This has been achieved by using roof lights to light the majority of the upper storey and by re-using a blocked first floor opening in the rear of the barn.

There are no proposals to alter the farm yard area at the front of the building. This will be used to provide a vehicle turning area and is already defined by the existing walls and buildings. This aspect of the heritage asset has been protected. This has been achieved by locating the new domestic curtilage on the north western side of the building within an existing area where chickens are presently kept. This area is already fenced off from the field beyond.



Area where garden will be situated



Rear elevation with blocked opening at first floor

The area where the garden will be created is already fenced off as can be seen in the above photograph. It also extends westwards to a similar extent as the garden to the farmhouse and will be adjacent to the farmhouse garden on its northern edge. The setting of the heritage assets will not be adversely affected by the creation of the garden.

The new double garage is proposed to the east of the barn. It is to be constructed from natural stone with a stone slate roof. It will replace an existing lean-to structure

attached to an existing large outbuilding. The impact of the new garage on the heritage assets will be little different to the existing structure and could be considered an improvement because of the use of natural materials in place of the block-work and corrugated sheet of the existing structure. It will also relate better to the existing boundary walls around the yard which are traditional dry stone walls and these will terminate at the front corners of the proposed garage.

Appendix

- 1 Map 1850
- 2 Map 1909
- 3 Map 1955

Judith Douglas BSc (Hons) Dip TIP, MRTPI

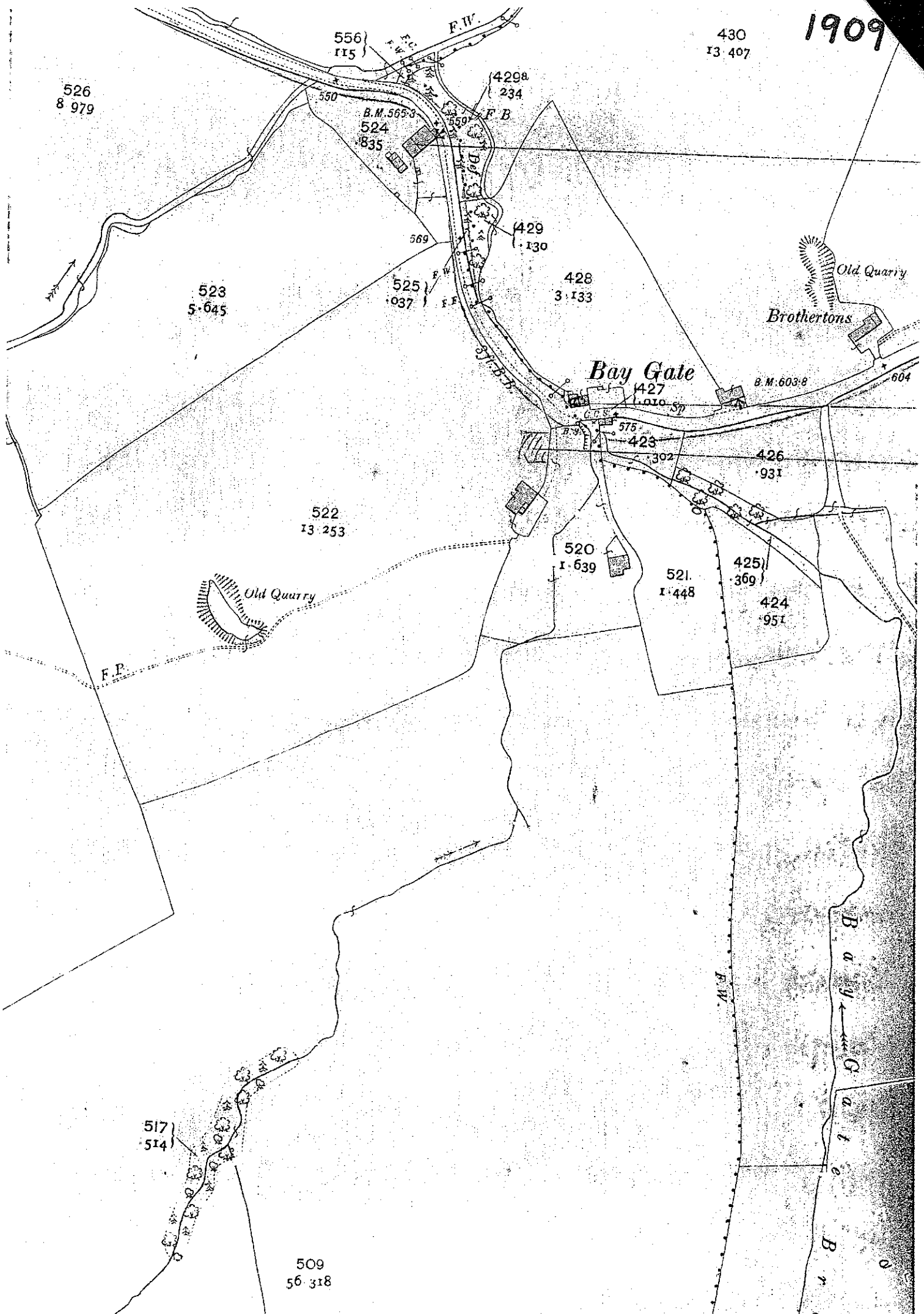
**Janet Dixon Town Planners Ltd
10A Whalley Road, Clitheroe, Lancashire BB7 1AW**

Tel: 01200 425051

January 2012

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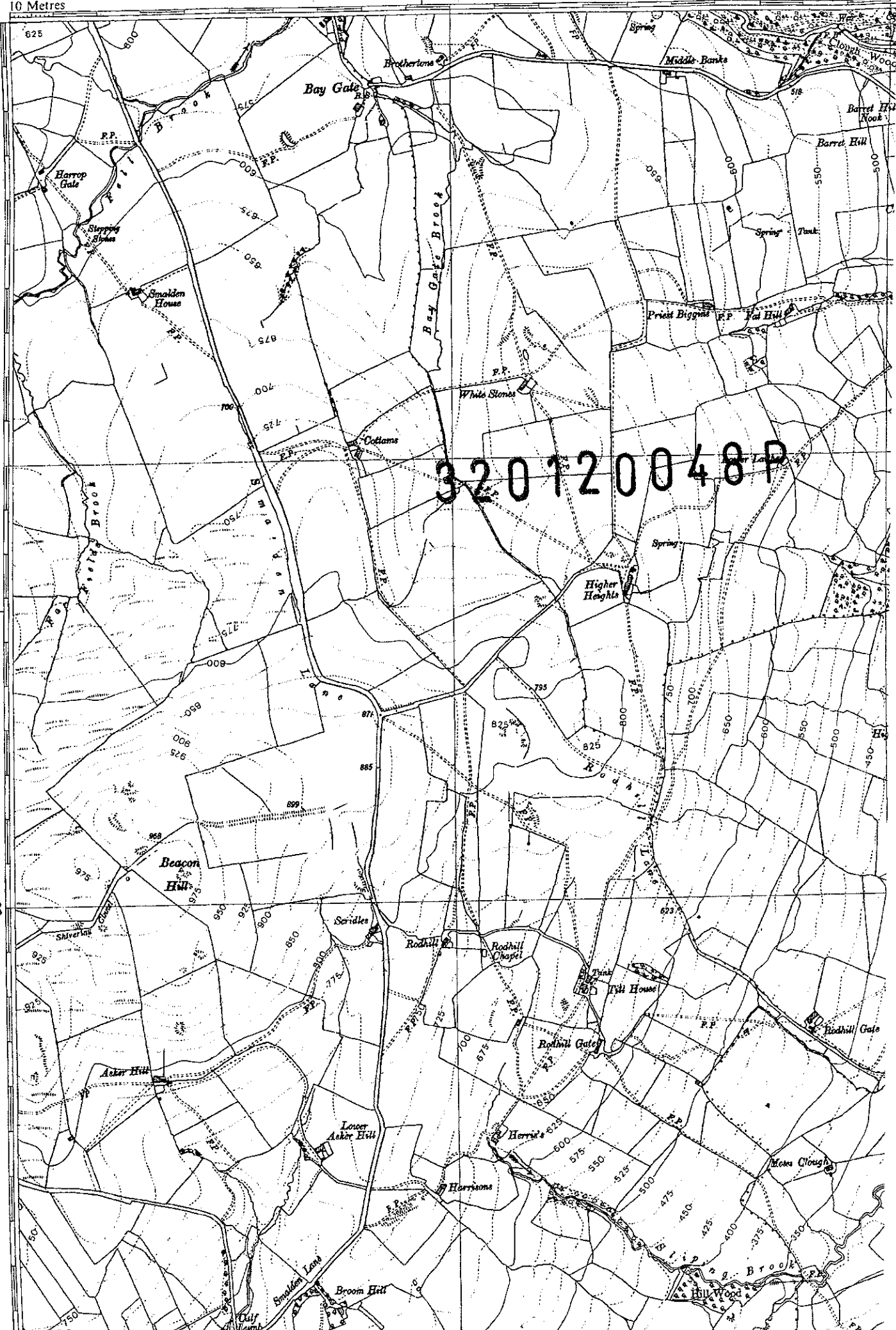
430
13 407



1955 7"

45000

GRINDLETON PH

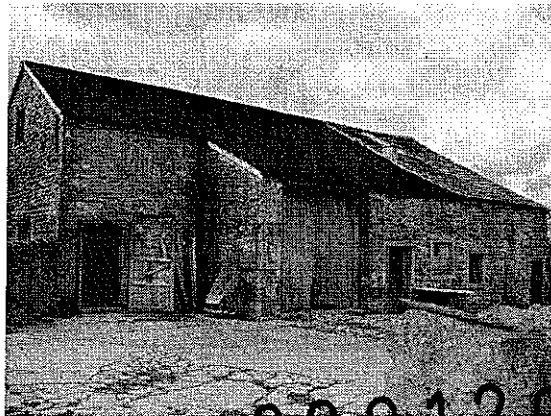


DESIGN AND ACCESS STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION TO CONVERT A
BARN TO A DWELLING**

AT

**BAY GATE FARM, BAY GATE,
BOLTON BY BOWLAND,
CLITHEROE
BB7 4PQ**



320120048P

**Janet Dixon Town Planners Ltd.
10A Whalley Road
Clitheroe
Lancashire
BB7 1AW**

Tel. no. 01200-425051/07887-554397

DESIGN AND ACCESS STATEMENT

SITE: BAY GATE FARM, BOLTON BY BOWLAND, CLITHEROE BB7 4PQ

PROPOSAL: CONVERSION OF BARN TO DWELLING, ERECTION OF GARAGE, AND NEW SEWAGE TREATMENT PLANT.

SITE DESCRIPTION

Bay Gate Farm is located approximately 2.6 kilometres west of the village of Bolton By Bowland. It comprises a modern stone farmhouse, one stone barn, and various prefabricated outbuildings and yard. The vehicle access from the main road is along a metalled track. A public footpath passes through the site. Bay Gate Farm is within a small loose group of other dwellings and buildings at Bay Gate. The surrounding land is in agricultural use and the landscape is fairly open in character. The farm is within an area designated as an area of natural outstanding beauty in the adopted Ribble Valley District Wide Local Plan.

THE PROPOSED DEVELOPMENT

The proposal is to convert the whole of the stone barn to one dwelling, including the demolition of the modern block work lean to on the north east gable of the barn. A detached garage is also proposed in place of a modern agricultural building. The garden area to the new dwelling will be within the curtilage of the barn on the western side of the side and the yard area will remain as a hard standing and turning area for vehicles.

ASSESSMENT

The following saved policies of the Adopted Ribble Valley Local Plan are relevant to the proposal:

Policy G1 – expects high standards of design quality.

Policy G5 – outside main settlements/village boundaries planning permission will only be granted for small-scale developments.

Policy ENV1 – development in the area of outstanding natural beauty will be required to conserve and contribute to the natural beauty of the area.

Policy ENV7 – development having an adverse effect on protected wildlife species will not be granted planning permission.

Policy H2 – outside settlement boundaries residential development will be limited, but allows for the appropriate conversion of buildings to dwellings.

Policy H15 – allows for the conversion of buildings to dwellings subject to various criteria relating to external impacts.

Policy H16 – allows for the conversion of buildings to dwellings subject to various criteria relating to the building.

Policy H17 – allows for the conversion of buildings to dwellings subject to various criteria relating to the scheme design.

Policy T1 – regard to be given to various transport criteria in assessing development proposals.

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The following elements of national policy are also relevant to the proposal.

Planning Policy Statement 3: Housing, where there is less than a 5 year supply of deliverable sites, councils should consider favourably planning applications for housing having regard to the Planning Policy Statement (in particular paragraph 69).

Planning Policy Statement 4: Planning for Sustainable Economic Growth, recognises that re-use of buildings in the countryside for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations and for some types of building.

Planning Policy Statement 5: Planning for the Historic Environment, requires the significance of heritage assets to be considered in the planning process. A separate Heritage Statement is submitted with this application.

PLANNING HISTORY

Pre-1974 records-

BO 783 Outline planning permission granted for the farmhouse.

BO 783A Full planning permission granted for the farmhouse.

Post-1974 records-

85/0115 Change of use of part of house for bed and breakfast accommodation granted.

95/031A Storage barn/implements shed permitted development.

INVOLVEMENT

We received pre-application advice from Senior Planning Officer Graeme Thorpe. He confirmed that in principle the proposal is acceptable under the Local Plan policies. He raised concerns about the design of the proposed garage and suggested that the design be altered to one less 'domestic' in appearance and more like the building which it replaces. This suggestion has been incorporated into the scheme and the garage has been designed with a mono-pitched roof. During the site visit with Mr Thorpe it was noted that there was an existing blocked opening on the north west elevation of the barn and it was agreed that this opening could be used to provide a bedroom window at first floor this has also been incorporated into the scheme. See Appendix 1

EVALUATION

The main planning issues relating to this proposal are:

- the principle of the development;
- the suitability of the building for conversion;
- the landscape impact;
- the design of the scheme;
- neighbour amenity
- highway safety; and
- nature conservation interest.

Each of these issues is assessed in turn below.

Principle

Policy G5 is the starting point for consideration of this proposal. The policy allows for small-scale development, including "other small-scale uses appropriate to a rural area which would conform to the policies of this Plan". The policy does not define what may be regarded as small-scale uses. However, the object of the policy is to protect the countryside from inappropriate development. The proposal is for the conversion of an existing building within an established group of buildings. It does not introduce new built development into an area of open countryside. Thus, the nature of the proposal is considered to be appropriate to a rural area. This is borne out and amplified by reference

to other policies that specifically refer to residential development and conversion of buildings in the countryside.

Policies H2 and H15 refer to whether the building is one that is suitably located for conversion. The building is not an isolated building in the landscape where problems of 'urbanisation', with which policy is primarily concerned, might arise. Rather, it is a building which sits within a farm group of both traditional and modern agricultural buildings.

Building Suitability

The building is regarded as one suitable for conversion with regards to criteria in Policies H15 and H16. In particular:

- the property is within a group of residential properties where services and utilities are already provided so that no additional expenditure by public authorities on the provision of infrastructure would be required;
- a structural survey has been submitted with the application. It confirms that the building is structurally sound and capable of conversion without the need for extensive building or major alterations;
- the building is of sufficient size to provide suitable living accommodation without extension; and
- being of traditional form and materials, the character of the building and its materials are appropriate to its surroundings. The building is worthy of retention because of its historic grouping/association with the farmhouse and other stone barns and outbuildings.

320120048P

An important factor that adds weight to the case for granting planning permission is the lack of a 5 year supply of housing land within the Borough. There is a national policy requirement for local authorities to maintain a continuing five year supply of housing. As at 1st October 2011 Ribble Valley can only demonstrate a 3.3 year supply of housing. In these circumstances of severe under-supply of housing land within the Borough, the Council should consider this planning application favourably in regard to the criteria in PPS3, in particular paragraph 69. Having regard to the listed criteria:

- the proposal will result in the provision of high quality housing;
- the site is suitable for development making use of a presently under-used building and is in a sustainable location;
- the proposal uses the building effectively and efficiently; and
- the proposal is in line with housing objectives for the Borough.

Landscape Impact

The scheme will have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of Policies ENV1, H15 and H17. There will be little change to the appearance of the site from its present form. The extent of the development is confined to the existing boundary of the farm group and does not extend into any surrounding agricultural land.

Design

The proposed design of conversion is of a high standard and complies with the various criteria and Policies G1 and H17. The existing barn is built in coursed random stone and random stone with large quoin stones and stone surrounds to door, window and forking holes. The building also has traditional breathing holes. The majority of the original roof has been removed and replaced with metal trusses covered in corrugated sheet. However the north eastern end of the barn retains its stone flag roof which is laid in diminishing courses. There is a small lean-to block-work extension with a corrugated sheet roof on the north east gable of the barn. It is proposed to remove this structure. Evidence within the interior of the barn suggests that this lean-to covers openings on the ground floor of the barn

The layout of the rooms within the barn has been informed by the position of the existing door and window openings to take best advantage of these and to avoid the necessity of adding new openings into the existing walls. To achieve this roof lights have been used to light the upper floor of the building together with the re-opening of blocked window as first floor level.

A new double garage is proposed to the east of the barn. It is to be constructed from natural stone with a stone slate roof. It will be replace an existing lean-to structure attached to an existing large outbuilding. The impact of the new garage on the landscape will be little different to the existing structure having a single pitched roof and could be considered an improvement because of the use of natural materials in place of the block-work and corrugated sheet of the existing structure. It will also relate better in terms of materials to the existing boundary walls around the yard which are traditional dry stone walls and these will terminate at the front corners of the proposed garage.

A new sewage treatment plant is proposed in the garden area to the west of the barn. This area is fenced off from the field and used as a chicken run. The extent of the garden is similar to the rear garden of the farmhouse.

Neighbour Amenity

There is sufficient distance between the proposed barn conversion and the existing dwelling at Bay Gate Farm for there to be no loss of privacy to that dwelling. Whilst there are other residential properties within the small hamlet at Bay Gate the houses are spread out and not close to the proposed barn conversion. The vehicle access to the proposed conversion will pass along the existing track in front of Bay Gate Farm (the former farmhouse) and the occupiers of this property may be conscious of passing vehicles. However these domestic vehicles will replace any agricultural traffic that would visit the site if it remained in agricultural use, and the amount of traffic passing the existing house to the proposed conversion will not be significant.

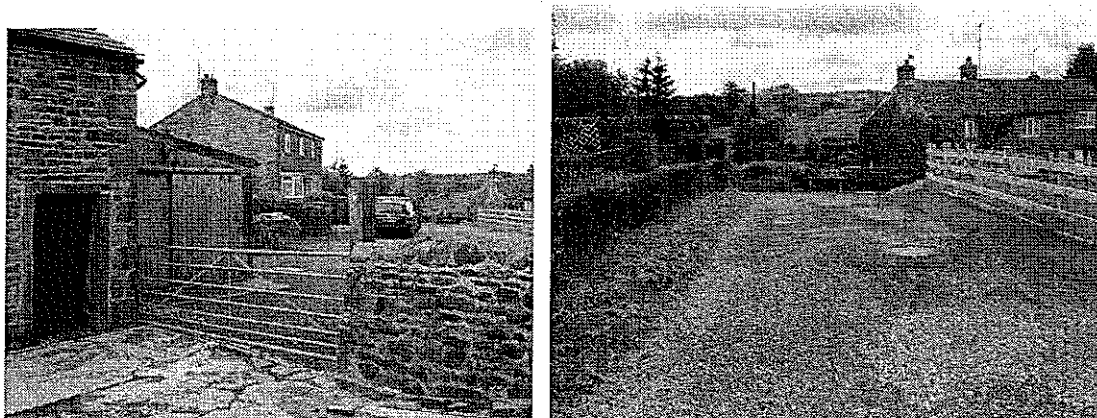


Bay Gate Farm

320120048 P

Access

Vehicle access to the site is along a private track from the main road. The track is short in length and also has the route of a public footpath along it. There is sufficient space for vehicles and pedestrians to pass each other. The visibility at the junction of the track with the adopted highway is good in both directions. Parking for three cars is provided within the scheme, two within the proposed parking with a parking space next to the north east gable of the barn. The proposal complies with Policy T1.

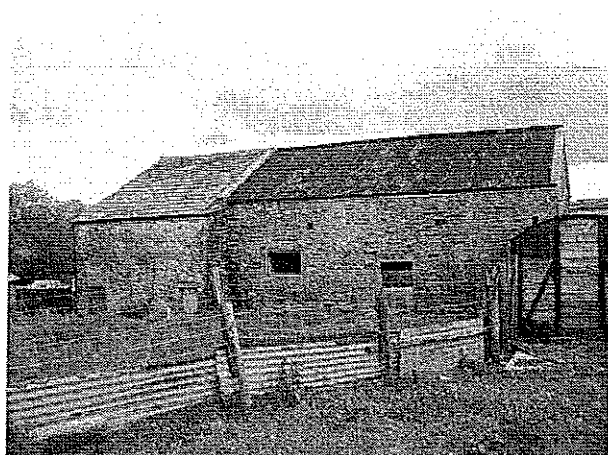


Vehicle access from barn and across the front of the farmhouse.

The public footpath number 17 approaches the site from the west and runs through the yard between the buildings; it follows the track to the road from the north east corner of the barn. The proposed development will not affect the line of the footpath.

Nature Conservation

A Bat Report is submitted with this application. No evidence was found that bats use this building although a pair of bats was seen flying in the area they did not emerge or enter the Barn. There are other outbuildings in this location with under drawn ceilings which provide a more suitable habitat for bats than the Barn. Hence the conversion of this building and outbuilding does not pose a threat to any bat population. In addition it is considered that the lean-to outbuilding is not a suitable habitat for bats. As such, the development should have no adverse effects on bats and complies with Policy ENV7.



Rear elevation of the barn

Appendix

1. Pre-application advice RV/2011/ENQ/00372

320120048 P

**Judith Douglas Bsc (Hons) Dip TP, MRTPI
Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe.
BB7 1AW.
Tel: 01200 425051.**

January 2012

320120048P

Dear Judith,

I write in respect of the above enquiry, and I apologise for the delay in responding. Following our site meeting on the 9th of November 2011, and a further assessment of the details and information provided, I can now provide you with the following advice.

As your proposal involves the conversion of an existing building to a dwelling, Policies H2, H15, H16 and H17 of the Districtwide Local Plan (DWLP) must be considered. The site in question also lies within the Forest of Bowland Area of Outstanding Natural Beauty (AONB), and as such Policy ENV1 must also be considered. The Districtwide Local Plan can be found on our website www.ribblevalley.gov.uk. Finally, given the likely age of the building, the building is considered to be a non-designated Heritage Asset, and as such consideration of PPS5 – Planning for the Historic Environment is also relevant.

PRINCIPLE OF DEVELOPMENT

Policy H2 is considered to be important as it makes clear that, 'Outside the settlement boundaries, as defined on the proposals map, residential development will be limited to, amongst other things, The appropriate conversion of buildings to dwellings, provided they are suitably located and their form, bulk and general design are in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need for complete or substantial reconstruction. Policies H15, H16 and H17 provide further advice on this matter

Policy H15 notes that 'Planning permission will be granted for the conversion of buildings to dwellings in situations where there would be no materially damaging effect on the landscape qualities of the area' and that *'The conversion of appropriate buildings within settlements or which form part of already defined groups is acceptable'*. On this basis, given the siting of the building in relation to other dwellings on and adjacent to the site, I am satisfied that the location is acceptable in accordance with this Policy.

Policy H16 discusses whether the building in question is structurally sound and capable of conversion, whether it is of sufficient size to provide minimal living accommodation without the need for further extensions which would harm the character of the building and whether the building is actually worthy of retention. Therefore, should you wish to submit an application, I would recommend undertaking a structural survey to ensure the building is structurally sound and capable of conversion without the need for further additional extensions, however I do consider it to be worthy of retention.

Policy H17 discusses the importance of good design to protect the rural environment. It notes more specifically that *'Planning permission for the conversion of buildings will be granted providing the design is of a high standard, in keeping with local tradition, particularly in terms of materials, geometric window form and window and door openings.'* In addition, it also notes that *'Too many doors and windows, the insertion of dormers, roof lights and chimneys and the alterations of roof trusses will devalue the character of buildings and that of the surrounding environment.'*

Given the building is considered to be a non-designated Heritage Asset, Policy HE 9.1 of PPS5 – Planning for the Historic Environment, should also be considered. It states "there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss is a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting, and loss affecting any designated heritage asset should require clear and convincing justification".

Having discussed the proposed alterations proposed to the existing building, I can advise as follows. The scheme utilises all of the existing openings within the building, with the removal of a single storey extension and the insertion of roof lights the only main alterations. On this

basis, I have no objections to this element of the scheme. However, as discussed on site, I do not think that the double garage proposed would be appropriate given its location on site, as I consider it may affect the setting and character of the building by virtue of it being over domestic in appearance. Therefore, and as suggested on site, I would recommend either using another building on site for the purposes of garaging, replace the existing building with a more stable building in the same shape, design and scale or just leave the garage off the proposal.

VISUAL IMPACT ON AONB

As noted above, the site falls within the Forest of Bowland AONB (Local Plan Policy ENV1). Policy ENV1 notes that 'the protection, conservation and enhancement of the natural environment should be the most important considerations in the assessment of the proposals'. As noted above, I am happy with the alterations proposed to the building, and having discussed the extent of the curtilage to be formed, I am of the opinion that this would have an acceptable visual impact on the A.O.N.B. and would not be harmful to the character or appearance of this site.

HIGHWAY SAFETY

Whilst I have not received formal comments from the LCC County Surveyor, I would suggest that he would merely seek the provision of suitable visibility splays in both directions for the access, however should you wish to discuss this aspect specifically, please contact Martin Nugent, on (01254) 828052.

I hope this advice is useful, but please note, this is an officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof. Should you wish to discuss the matter further I am happy to do so, however please note that any further advice given may be subject to an additional fee.

Kind regards,

Graeme Thorpe BA (Hons) Dip TP MRTPI |
Senior Planning Officer |
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire
BB7 2RA
T: 01200 414520 |
F: 01200 414487 |
E: graeme.thorpe@ribblevalley.gov.uk |
W: www.ribblevalley.gov.uk |

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APPRAISAL

on

BAY GATE FARM BARN Bolton by Bowland

320120048P

W/11/546

Mrs J. Coupland
1 Woodend Cottage
Dunsop Bridge
Clitheroe
BB7 3BE

23 June 2011

W/11/546/PGW/LAW



1.0 Introduction

1.01 Our terms of reference are to carry out a visual structural appraisal on the Barn at:-

Bay Gate Farm, Bolton by Bowland

with regard to the proposal to convert this to a domestic dwelling.

1.02 We visited the property on 23 June 2011 to carry out our inspection, and may now report as follows: -

1.03 For clarification this report relates to an inspection only of that noted under (1.01). We have not examined any parts which were covered, unexposed or inaccessible at the time of the inspection.

We also have not examined any woodwork and therefore cannot confirm that this is free from rot or other defect.

It should be noted that this report is for the use of the party to which it is addressed. No responsibility can be accepted for the use of this report by a third party.



2.0 Appraisal Findings

- 2.01 The notation used in this report assumes facing the property from the front.
- 2.02 The property is a detached stone built barn structure, with a timber first floor area over the majority of the barn area.
- 2.03 The main building walls are stonework of (nominally) 450mm thickness.
- 2.04 The roof construction comprises:-
- Barn
- Stone tiles on timber rafters spanning between timber purlins to the right hand side.
- Profile steel sheeting spanning between timber purlins over the remaining roof.
- The purlins span between the left and right hand walls and intermediate light steel trusses.
- The first floor is timber boarding on timber joists, spanning generally between steel beams.
- 2.05 Part of the barn was being used to house cows, at the time of the appraisal.
- 2.06 During our inspection we made the following notes:-

INTERNAL

Ground Floor

a) Left Hand Area

The floor is concrete.

The walls are rendered.

The window cills are virtually level.

There are two steel beams spanning front to rear supporting the first floor timber joists.

The beams display some corrosion.

320120048P



b) Main Barn Entrance Area

The side walls are stonework and were found to be virtually plumb, within the limits of access.

The access ladder to the first floor is situated on the left hand side wall.

c) Rear Area

The floor is concrete.

The rear wall leans in at 5-10 in 1000; the front wall leans out at 20 in 1000.

There is a steel beam running front to rear supporting the timber first floor joists.

The beam displays some corrosion.

d) Right Hand Area

The floor is concrete.

The walls are generally virtually plumb, within the limits of access except the front wall which leans out at 40 in 1000.

The rear window cill is virtually level.

There is a vertical crack in the front left hand corner.

There are steel beams which span left to right and support the first floor.

The beams display some corrosion.

First Floor

e) Left Hand Area

The floor is timber boarded.

The roof structure comprises light steel trusses supporting timber purlins.

There are indications of deflection of the purlins.

The trusses are corroding.

On the left hand wall there is a crack in the stonework joints above the window.



f) Central Area

The floor is timber boarded.

The roof structure comprises light steel trusses supporting timber purlins.

There are indications of deflection of the purlins.

The trusses are corroding.

On the right hand wall there is a crack in the stonework joints which runs floor to roof between the doorway and front wall.

The right hand wall is virtually plumb.

Part of the top of the rear wall has been re-built in brickwork.

g) Right Hand Area

This area is accessed via the doorway from the central area. There are steps down into this.

The floor is timber boarded.

The roof structure comprises light steel trusses supporting timber purlins.

There are indications of deflection of the purlins.

The trusses are corroding.

The right hand wall leans in at 10 in 1000.

There are open joints in the stonework on the rear wall adjacent to the right hand corner.

EXTERNAL

320120048P

a) Front Elevation

The right hand area roof is stone tiles, whilst the remaining roof covering is profile steel sheeting.

The walls were checked at ground floor level.

The right hand corner is virtually plumb, however the walls displays significant bulging beyond the right hand ground floor window. The wall leans out at 40 in 1000, reducing to 25 in 1000 at the first ground floor window.

Beyond this the wall becomes virtually plumb.

There diagonal cracking above the right hand side of the door head spreading to the right.



b) Right Hand Elevation

The walls were checked at ground floor level.

Access was restricted over part of the ground floor area.

Adjacent to the rear corner the wall is virtually plumb.

There is apparent very slight bulging at first floor level above the ground floor window.

c) Right Hand Elevation

The walls were checked at ground floor level.

The walls are generally virtually plumb.

The window cill is virtually level.

d) Left Hand Elevation

The wall was checked at ground floor level.

The wall is virtually plumb.



3.0 Discussion,

3.01 We have no information relating to the ground conditions directly beneath the property.

However, from our general knowledge of the area and discussion with the Local Authority we would generally expect to find ground with good load-bearing properties.

3.02 All properties will tend to settle as the underlying ground compacts. The amount of settlement will depend on the nature and degree of loading, and the type of sub-soil.

Differential settlement may be observed by falls in floors, door heads, window cills, and out of plumb walls, together with associated cracking.

3.03 The rate of settlement will decrease with time.

3.04 It is proposed to convert the barn into domestic accommodation.

3.05 We do not have details for the proposed conversion, however we would anticipate the new first floor to be supported on an independent structure built on a new designed concrete ground floor slab.

3.06 The loading to the existing structure would therefore not alter.

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4.0 Conclusions and Recommendations

- 4.01 There are indications of past movement of the barn, as evidenced by the open joints / cracking of stonework elevations.
- 4.02 However there are no obvious indications of any recent foundation movement.
- 4.03 The front wall to the right hand area has moved out noticeably, most likely as the result of a lack of restraint at the head of the wall.
- 4.04 We recommend this localized area is taken down and rebuilt, using the same construction.
- 4.05 With regard to the remaining walls; of the main stonework walls have some open joints and localized cracking, however the walls are of substantial construction.
- 4.06 We recommend the cracks in the external walls are re-pointed.
- 4.07 We also recommend the area immediately around the cracking on the right hand wall (central area), at first floor is taken down and re-built.
- 4.08 The timber purlins to the main barn roof have deflected noticeably however, given the roof construction (steel trusses) we would anticipate this will be replaced.
- 4.09 We would assume the first floor boarding, joists and steel beams will be replaced as part of the conversion works.
- 4.10 From the findings of this visual appraisal we are of the opinion that the barn is structurally sound, within the limits of that noted above, and suitable for conversion into a domestic dwelling.



We trust the above is sufficient for your requirements, however if you require any further information or clarification please do not hesitate to contact us.

Yours sincerely

P G Wallace

WALLACE CONSULTING ENGINEERS

320120048 P

BAT SURVEY
AT
BAY GATE FARM
BOLTON BY BOWLAND

DATE AND TIME OF VISIT
16th AUGUST 2011 8.30 - 10.00pm

WEATHER CONDITIONS
Overcast ,10mph westerly breeze. 11° C

REFERENCE NO. 4156

320120048 P

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

**THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS
COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION
COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS'
COURSE**

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

***NOTE:** The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.*

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

Conversion of barn to dwelling, and demolition of lean-to outbuilding to form detached Garage.

TYPE OF BUILDING

	HOUSE
X	BARN
	GARAGE
X	OTHER

COMMENTS: Traditional detached stone built barn.



Front Elevation (south east)



Rear Elevation (north west)

320120048P



garage.

Lean-to outbuilding to be demolished for new

LOCATION

	URBAN
	SMALL TOWN/URBAN VILLAGE
X	RURAL/VILLAGE

COMMENTS: The barn to be converted is part of a group of farm buildings adjacent to Bay Gate Farm, which is located off Barret Hill Brow road, near Holden. The farm is surrounded by agricultural land with the road passing approx 45m to the North. Three other properties are within 50m of the buildings.

BUILDING ADJACENT TO OR WITHIN 10M OF

X	TREES
	HEDGEROW
	OPEN WATER

COMMENTS: A line of trees starts approx 16m from the barn and runs in a south westerly direction.

WALL CONSTRUCTION

X	STONE
	BRICK
	STEEL
	BRICK/BLOCK AND RENDER
	OTHER

COMMENTS: The barn walls are stone, the lean-to has cast concrete walls

ROOF CONSTRUCTION

	SLATE
	TILE
X	GREY SLATE
X	STEEL
	FLAT ROOF FELT

COMMENTS: Roof covering to the barn is part grey slate and part corrugated steel. The lean-to has a corrugated steel roof.



Barn roof.

320120048P

BAT ACCESS POINTS IN WALLS

Yes No

X	
---	--

COMMENTS: The pointing to the front elevation is in poor condition in parts with small cracks and crevices. The rear elevation has a more liberal layer of pointing mortar part covering the stone face with no cracks or crevices. There are vent holes in the south west elevation and the windows do not have glazing giving free access to bats.

BAT SIGNS, EXTERNAL SEEN DROPPINGS MAGENTA BAT5 DETECTOR RESULT

Yes No

X	
	X
X	

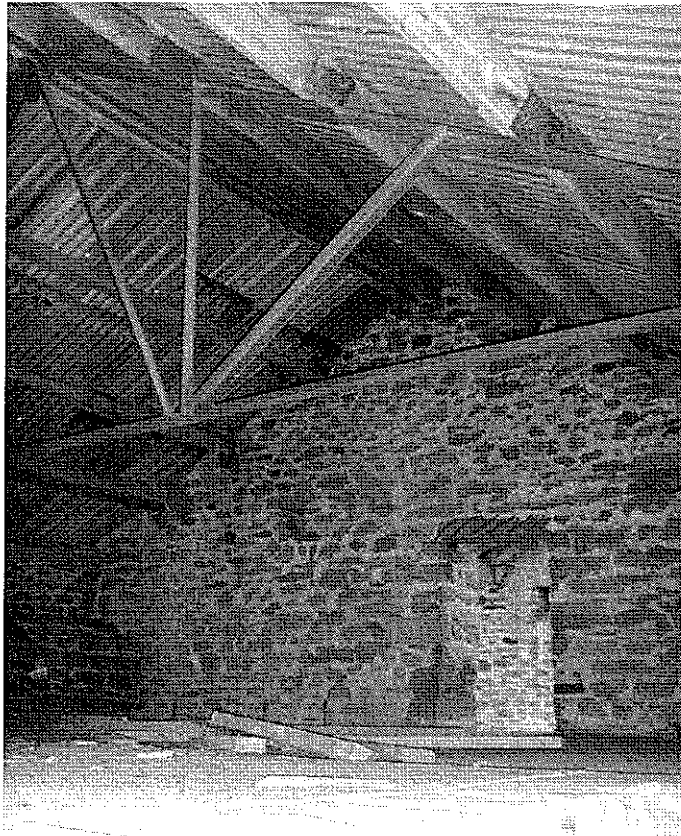
COMMENTS: At 9.10 pm two bats appeared in the location of the barn but proceeded to feed in the trees. They had not emerged from the barn and did not appear to enter to feed. No dropping evidence was found surrounding the building and entrance points were free from droppings and other indicative signs of bat activity.

ROOF SPACE TRUSSED PURLINS FELT

Yes No

X	
X	
	X

COMMENTS: Below internal view of roof in steel section. The trusses are steel under the corrugated roof covering the purlins are in reasonable condition with no cracks or crevices suitable for bats.



BAT ACCESS POINTS IN ROOF

Yes	No
X	

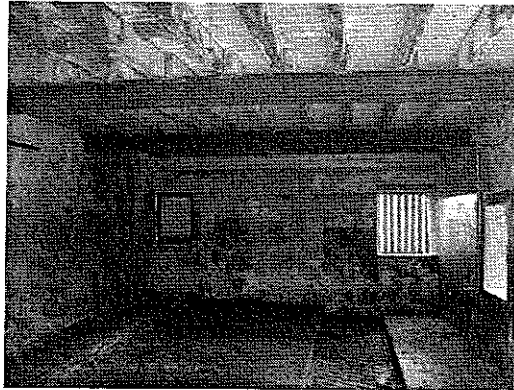
COMMENTS: A gap at eaves level over the cart opening of the Barn is a potential bat access point. The lean-to is open on the front elevation.

BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes	No
	X
	X
	X
	X
	X
	X
	X

COMMENTS: There are Swallows nesting in the Barn but internal inspection of the barn did not reveal any evidence that bats use the building, The Lean-to was free from dropping or any other evidence of bat usage.



section of Barn

Swallows nesting on beams in the shippon

CONCLUSION No evidence was found that bats use this building although a pair of bats were seen flying in the area they did not emerge or enter the Barn. There are other outbuildings in this location with under drawn ceilings which provide a more suitable habitat for bats than the Barn. Hence the conversion of this building and outbuilding does not pose a threat to any bat population.

The Lean-to outbuilding is not a suitable habitat for bats.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

320120048 P

When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

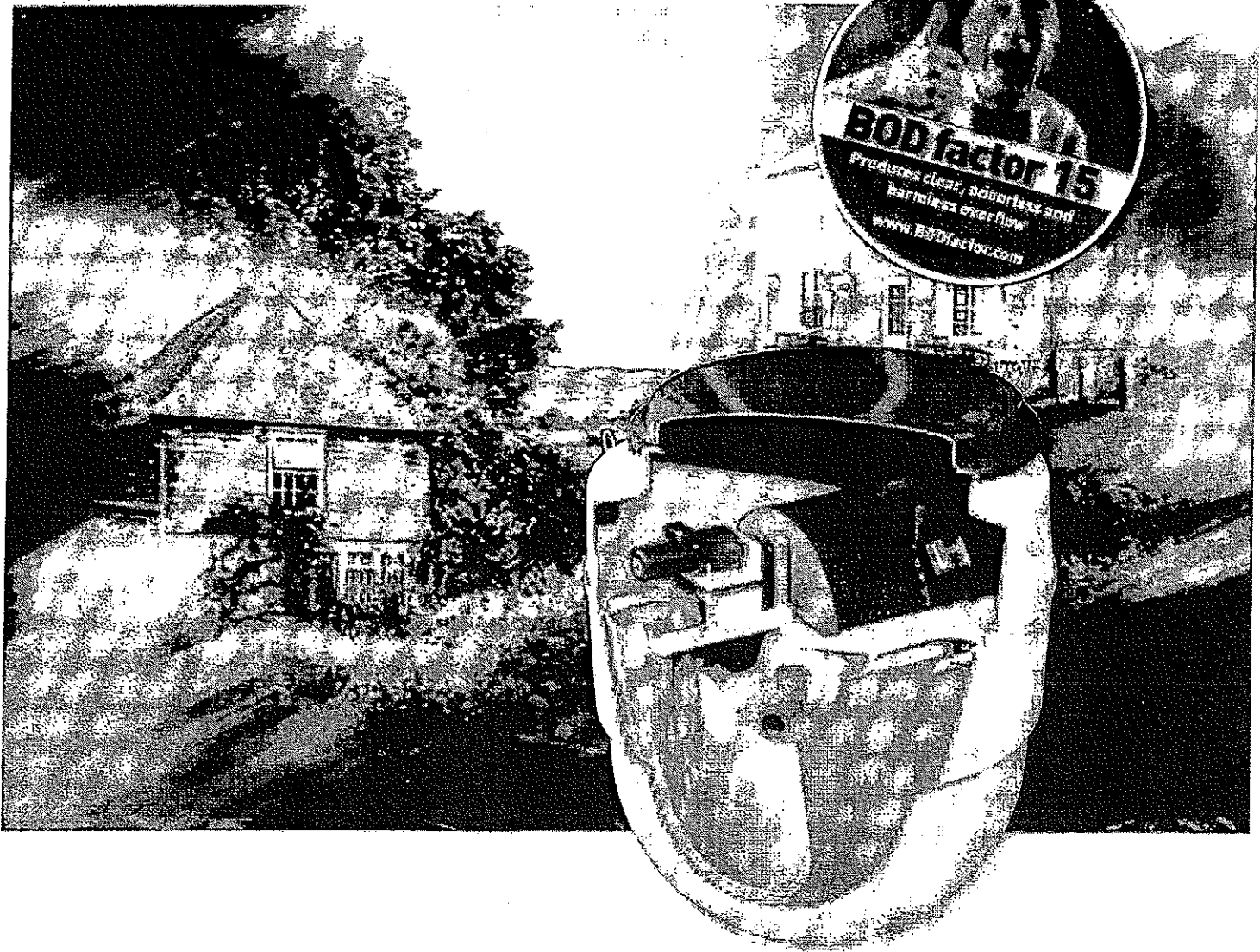
Environmental

320120048P

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High Performance Package Sewage Treatment Plants
for Residential Applications

Certified up to 95%
efficient to European
Performance Standards



Sustainable, Reliable, Affordable


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Klargester BioDisc® BA-BD from Kingspan Environmental

For domestic dwellings without access to mains drainage, the Klargester BioDisc® provides a reliable, efficient and environmentally safe solution to your sewage disposal needs.

It is ideal for locations where discharge is to sub-surface irrigation, or to a suitable watercourse where approved by the Regulator, and where a septic tank will not meet the required standards.

Certified to European Standard EN 12566-1 Part 3 Annex B Performance Tests

In 2005, the Klargester BioDisc® underwent 40 weeks of stringent testing to assess its treatment efficiency as part of Kingspan Environmental's commitment to meet the new European Standard for small treatment plants.

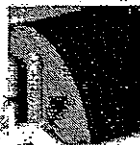
After delivering exceptionally high levels of pollution removal (95%) under varying loads and conditions, the Klargester BioDisc® was awarded its Performance Certificate. The test report also highlighted:

- The Klargester BioDisc® operates without noise or odour
- Maintenance requirements are low with good access
- No technical or mechanical faults
- Low power consumption at 1.3kw/d - approx 10-14 pence per day*
- Low sludge build up and large storage capacity

Designed for Quality, Reliability and Peace of Mind

Kingspan Environmental has pioneered the development of packaged treatment plant with many thousands of successful installations worldwide. The Klargester BioDisc® is robustly constructed from corrosion free materials, manufactured and performance tested in accordance with BS EN 12566-3 and has been awarded British and Irish Board of Agrément Certification (for BA, BA-X and BB sizes only).

Kingspan Environmental is an accredited company under ISO 9001:2000 quality management systems. Kingspan Environmental offer a range of alarm systems to alert the end user to mechanical failure. The installation of such, will be required under BS EN 12566-3.



Unique Design

The Klargester BioDisc® is the only packaged sewage treatment plant utilising Rotating Biological Contactor technology for small domestic applications.

This process offers inherent cost and performance benefits with a low carbon footprint.

Assured Performance

Klargester BioDisc® is a high performance package treatment plant which, in normal domestic situations, will produce effluent qualities of better than 15mg/l BOD, 25mg/l SS and 15mg/l ammonia.



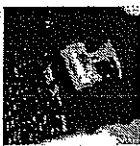
Low Running Costs

Klargester BioDisc® has the lowest running and maintenance costs of any packaged treatment plant in its class.

The single home unit requires an annual de-sludge only, the motor rating is 50 watts and routine mechanical maintenance is minimal.

Low Lifetime Costs

Lowest running costs combined with the quality and durability of the equipment - particularly the drive motor which has a considerably longer service life than the pumps and blowers fitted to competitive units - all add up to a significantly lower lifetime cost for the Klargester BioDisc®.



Process Stability

The Klargester BioDisc® is recognised for its process performance. This is further enhanced by Kingspan Environmental's unique Managed Flow System, which ensures optimum performance by smoothing peak flows and buffering biological loads over the whole working day.

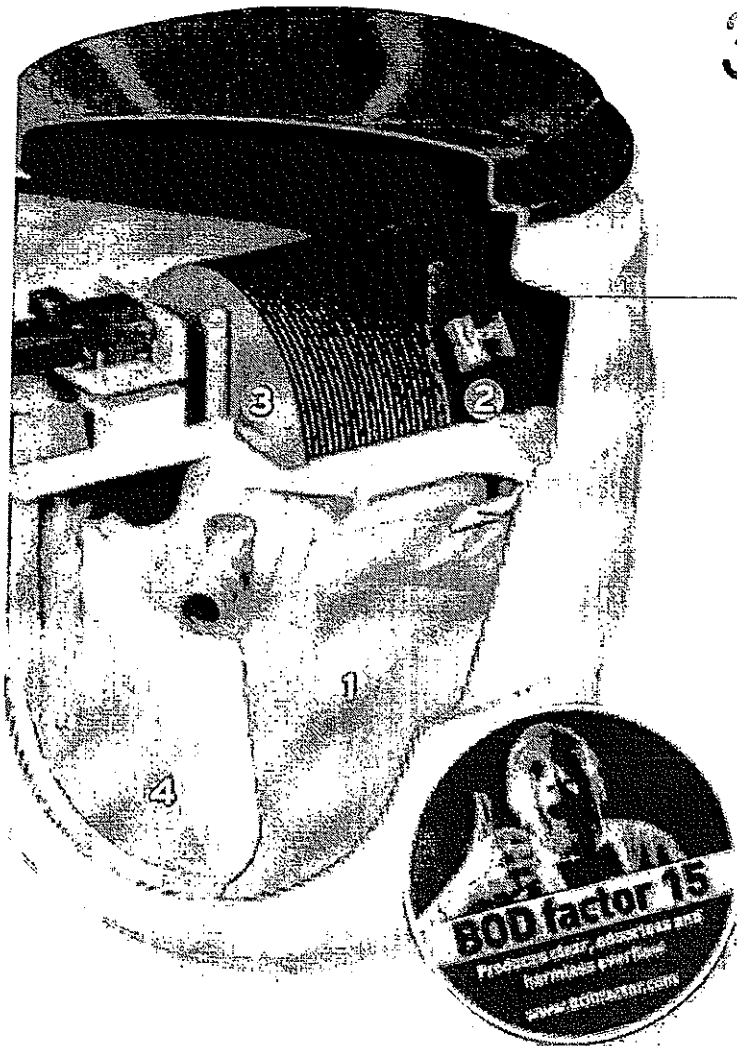


Low Profile Covers

Access for service and maintenance is provided via a durable, unobtrusive cover at ground level.

* BA model BioDisc® - prices subject to local supplier.

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How the Klargester BioDisc® Works

Central to the operation of each Klargester BioDisc® is the Rotating Biological Contactor (RBC), which supports a biologically active film or biomass on to which aerobic micro-organisms, naturally found in sewage, become established. Natural breakdown of sewage can then occur as described below.

The Breakdown Process

Wastewater and sewage flows into the primary settlement zone ① where solids are settled out and retained. This accumulated sludge should be drawn out periodically.

Partially clarified liquor containing fine suspended solids flows upwards into the first stage Biozone ② for breaking down by micro-organisms on the RBC. Suspended solids return to the primary settlement zone and the liquor is transferred to the second stage Biozone ③ for further treatment.

Any solids remaining are settled out in the final settlement tank ④. The very high effluent quality is discharged to a watercourse.

Rotating Biological Contactor (RBC)

The RBC comprises banks of vacuum formed polypropylene media supported by a steel shaft. This is slowly rotated by a low energy consumption electric motor and drive assembly.

Note: The Klargester BioDisc® is designed to deal with normal domestic sewage. If the sewage is likely to contain unusual substances, please consult Kingspan.

Dispersal

Subject to relevant authorities consent and site conditions, the plant discharge can be a watercourse or to a drainage field.

Standard Invert Options

Three standard drain invert level options are available from stock to match the site topography and where applicable, minimise the excavation depth. The Klargester BA, BA-X and BB BioDisc® are available with an integral pump to move effluent from point of treatment if site level demands.

Nationwide Availability

Kingspan Environmental products can be sourced from your local builders merchant or through local pollution control specialists.

Klargester BioDisc® BA-BD from Kingspan Environmental

Specification

Unit Size	Single House 		Multiple Houses 		
	BA	BA-X	BB	BC	BD
Population Equivalent	1 house, up to 4 bedrooms	1 house up to 7 bedrooms	2 houses up to 8 bedrooms	3 houses up to 12 bedrooms	4-5 houses 15-16 bedrooms
Overall Diameter / Width (A) mm	1995	1995	1995	2450	2450
Overall Length (B) mm	-	-	-	-	3340
Standard Drain Invert Inlet (C) mm	750*	750*	750*	600†	600†
Standard Outlet (D) mm	835	835	835	685	685
Depth from Invert to Base (E) mm	1400	1400	1400	1820	1820
Pipework Diameter (mm)	110	110	110	110	110
Sludge Storage Period (approx)	12 months	9 months	6 months	7 months	6 months
Standard Power Supply	Single phase	Single phase	Single phase	Single phase	Single phase
Motor Rating	50W	50W	50W	75W	75W
Weight (tonnes) standard units	0.388	0.418	0.418	0.650	1.100

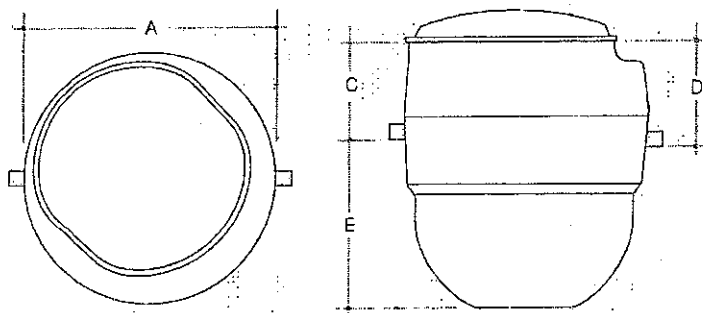
Applications which include waste disposal units will require special sizing. Please consult Kingspan Environmental.

* Optional invert depths of 450mm and 1250mm are available

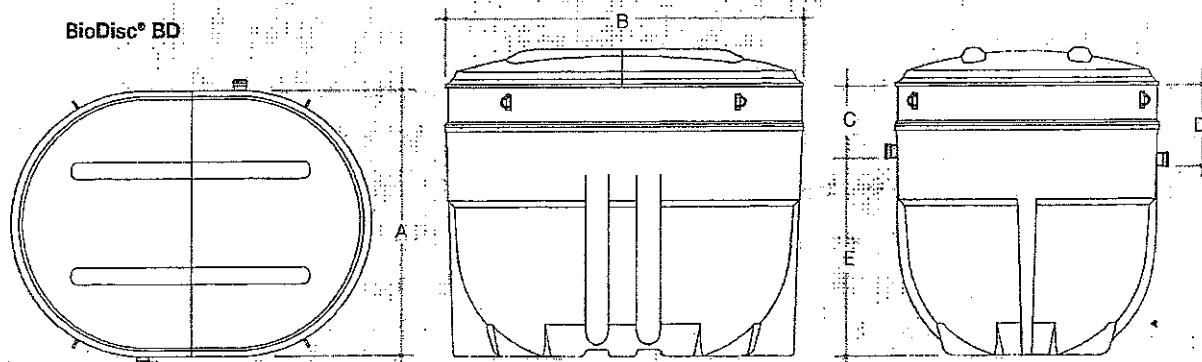
† Optional invert depth of 1100mm is available

** Optional integral pump available in BA, BA-X and BB models

BioDisc® BA, BA-X, BB and BC



BioDisc® BD



Sizing Your Treatment Plant

The above table is a general guide to selecting the correct Klargester BioDisc® for your property but, with many variables to consider, it is essential to obtain an accurate assessment.

We are pleased to offer professional advice by adhering to British Water's sizing criteria published in their guidance booklet 'Flows and Loads'. By following this best-practice, Kingspan Environmental will ensure you are installing the most suitable Klargester BioDisc® model to serve your needs.

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Quick and Easy to Install

Supplied as a complete palletised unit with lifting and lowering fixings, the Klargestar BioDisc® is ready for installation on a suitably prepared site. The unit should be stabilised in concrete and the back fill completed with concrete.

We can provide an installation service through our network of Approved Installers and full details are provided in our comprehensive installation instructions covering all site conditions. Additional technical information sheets are available on the Klargestar BioDisc® process, siting, installation, effluent disposal and other specific topics.

Please contact Kingspan Environmental for further information.

Hiab Off-loading

Kingspan Environmental can provide on-site mechanical off-loading, if required (subject to location, please enquire).

Complete Monitoring and Control

Kingspan Environmental's high-tech control panel features an alarm and digital read-out display, providing the homeowner with an immediate alert should any problem occur.

The control panel ① is able to communicate the nature of any fault, including loss of disc rotation*, pump failure*, or power failure. The display will inform the householder, or maintenance representative on site via a digital display and fault code.

The system also features a highly visible external beacon ② (optional) as a primary warning.

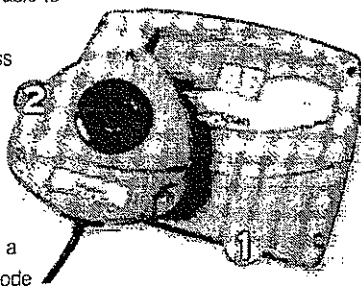
The control panel has a facility for telemetry to be fitted (supplied by others) to enable remote fault diagnosis by service engineer.

Alarms are now required for sewage treatment plants in the event of a power failure.

EN 12566-3 Section 6.0 para 6.1.1 states:

"Plants shall be provided with an alarm to indicate operational failure (for example electrical, mechanical or hydraulic failure). The manufacturer shall indicate which kind of failure is detected with the alarm."

* Optional sensor fittings.



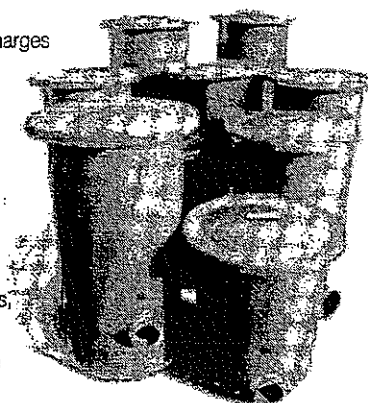
The new control and alarm panels offer a range of features and benefits including:

- Digital display with fault code to speed up fault diagnosis
- Rapid wiring installation
- Facility for optional telemetry to be fitted
- Flasher beacon available if required (optional)

Sample Chambers

When a treatment plant discharges into a watercourse, it is a regulatory requirement to have a sampling point so that the effluent quality can be periodically checked by regulatory bodies.

Available to suit all outlet depths of our standard ranges, a Kingspan Environmental sample chamber provides the solution, enabling both quick installation and easy access for accurate and convenient effluent testing.



Solutions for All Your Off-mains Needs

Kingspan Environmental has a sewage treatment solution to meet a wide range of requirements, from single house treatment plants to larger industrial/commercial and community developments:

- Individual houses (of all sizes)
- Off-mains developments of various sizes (housing, commercial, industrial)
- Offices and commercial properties
- Upgrading existing septic tank systems

If you already have a septic tank and would like to upgrade to a sewage treatment plant, we can meet your requests.

The company has the expertise and experience in upgrading to biological treatment plants and has a network of Certified Installers that can carry out the work effectively and efficiently.

If you must pump sewage to the mains, we can supply you with a pump station to meet your requirements. Please contact Kingspan Environmental for further details.

Klargester Reed Beds from Kingspan Environmental

What is a Reed Bed?

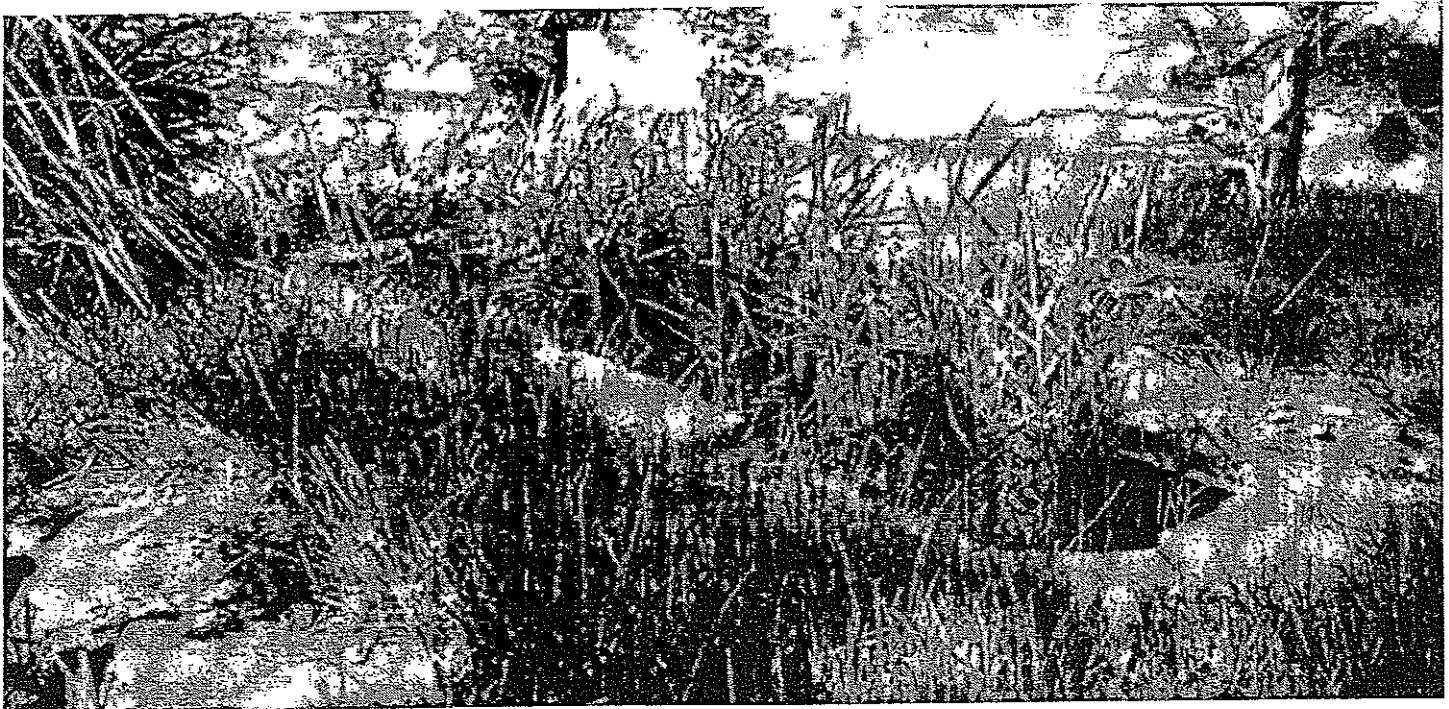
A reed bed is a filtration process used in conjunction with a Klargester BioDisc® treatment plant to further enhance the quality of the effluent migrating into a drainage field or surrounding watercourse.

Benefits

- Tertiary treatment for new applications with tight discharge consents
- Satisfies new building regulations
- Improved effluent quality for existing works
- Very low maintenance
- Aesthetically pleasing and environmentally friendly
- Easy to install and maintain
- Significantly improves discharge after a treatment plant

Design

- Advanced Patented design delivers superior performance
- Pre-fabricated to ensure correct sizing
- Modules designed with a hydraulic gradient across the length of the units
- Performance tested in Germany to EN12566-3 in combination with a Part 3 plant
- Adjustable outlet weir allows water level control
- Modular system comprising of:
 - 2 individual reed beds = Single house application**
 - 4 individual reed beds = Two house application**
- One piece GRP moulding installed flush to the ground
- Reeds and GRP beds supplied. Washed pea gravel, 'growing' media by others (not included)
- Effluent discharge is typically improved by at least 50%, providing reduced BOD and suspended solids
- Provides rooting zone depth of 600mm (required by Phragmites Australis)

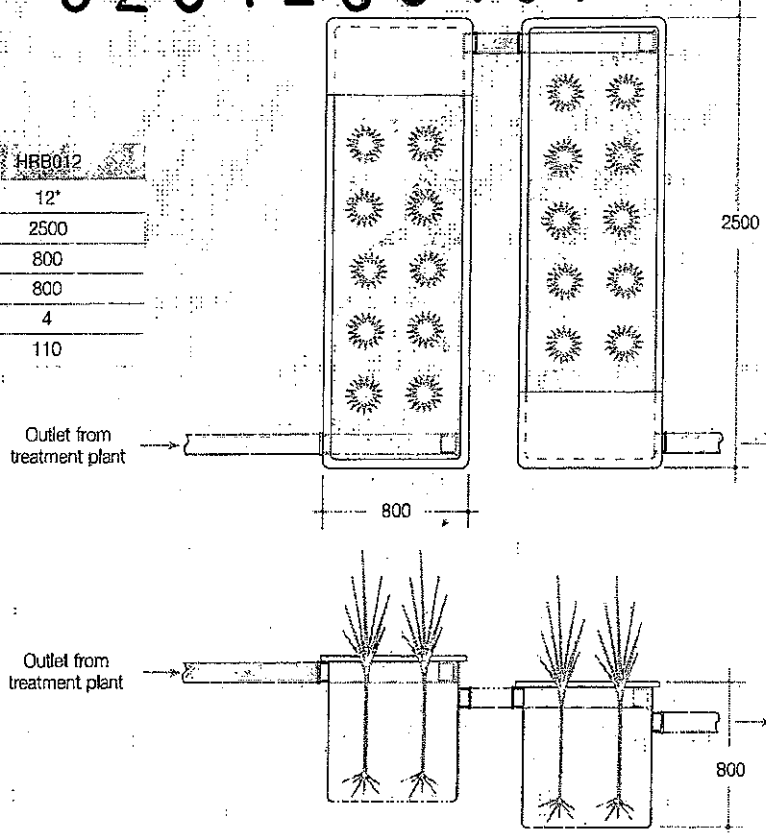


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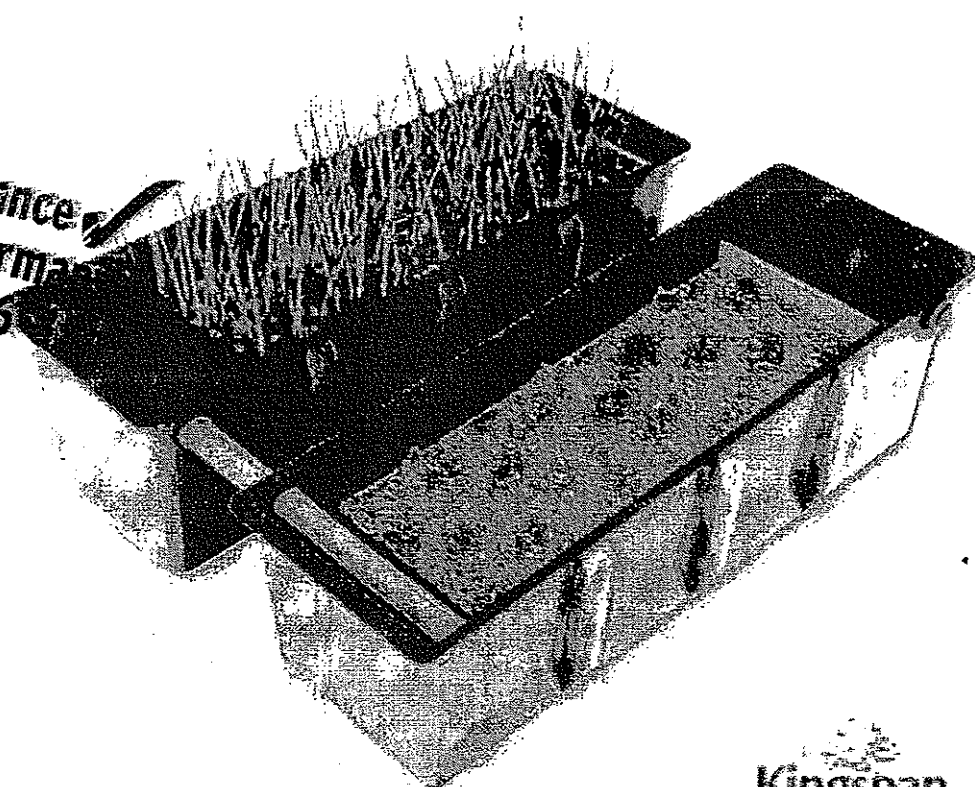
Specification

Reed Bed	HRB006	HRB012
Population Equivalent	6	12*
Length (mm)	2500	2500
Width (mm)	800	800
Depth (mm)	800	800
No. Required	2	4
Outlet Size (mm)	110	110

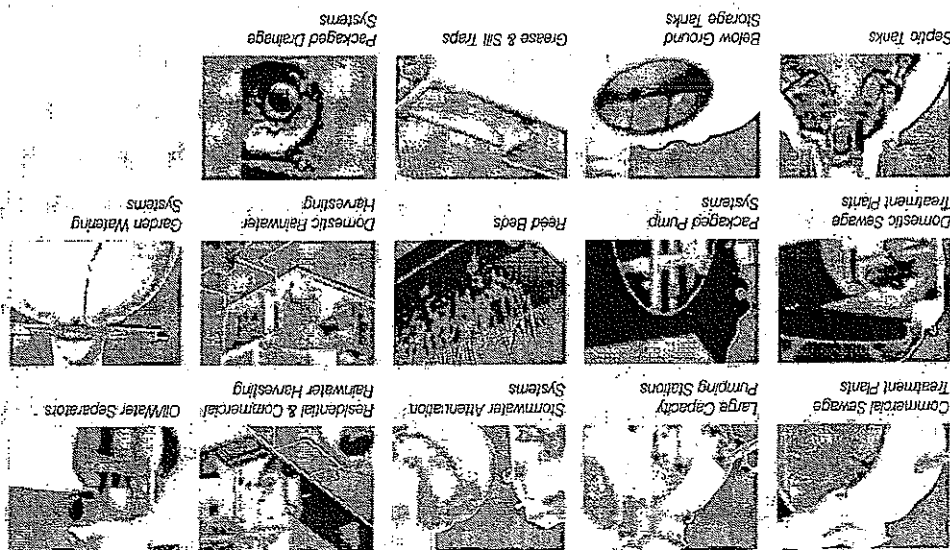
*12 population equivalent maximum



Performance
Tested in Germany
to EN12566



Kingspan Environmental Solutions



Kingspan Environmental Approved Installers



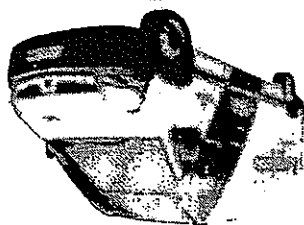
Strategically located throughout the UK and Ireland, Kingspan Environmental approved installers are appointed following a selection process which assesses their installation expertise, reputation and financial status. These performance criteria, together with their design skills and knowledge of Kingspan Environmental products are also reviewed to ensure that the highest levels of professionalism are maintained.

Larger Applications

Kingspan Environmental also manufactures a range of Klargester BioDisc® plant to cater for larger applications such as residential developments, caravan sites and hotels. As specialists in wastewater treatment we are able to provide solutions for many different applications. Please contact us for further information.

Kingspan Environmental Service

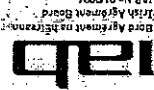
Environmental Service



Who better to look after your treatment plant than the people who designed and built it? Kingspan Environmental have a dedicated service division providing maintenance for wastewater treatment products. Factory trained engineers are available for site visits as part of a planned maintenance contract or on a one-off call out basis. To find out more about protecting your investment and ensuring peace of mind, contact us on 0845 355 0555 or visit us online at www.kingspanenvservice.com



BRITISH WATER



Kingspan



Kingspan Environmental

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Kingspan Environmental reserves the right to alter specifications and drawings without prior notice.

