



RIBBLE VALLEY
BOROUGH COUNCIL

- 1 FEB 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices: Church Walk, Eatheroe, Lancashire, BB7 2RA Tel: 01280 436111 Fax: 01280 436111

Application for Planning Permission. 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: MR First name: SIMON

Last name: MORGAN

Company (optional):

Unit: House number: 84 House suffix:

House name:

Address 1: 84 RICHMOND ROAD

Address 2: CHAYTON LE DALE

Address 3:

Town: BLACKBURN

County:

Country:

Postcode: BB1 9HQ

2. Agent Name and Address

Title: MR First name: LES

Last name: STONE

Company (optional): ARCHITECTURAL CONSULTANT

Unit: House number: 11 House suffix:

House name:

Address 1: 11 ANDERSON RD

Address 2: WILKSHIRE

Address 3:

Town: BLACKBURN

County:

Country:

Postcode: BB1 9LZ

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED EXTENSION TO PROVIDE DINING ROOM AT GROUND FLOOR AND BEDROOM WITH CLOAK W WARDROBE AND BATHROOM AT 1ST FLOOR

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

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:	84	House suffix:	
House name:					
Address 1:	84 LISCHESIER ROAD				
Address 2:	CLAYTON-LE-DALE				
Address 3:					
Town:	BLACKBURN				
County:					
Postcode (optional):	BB1 9HQ				
Description of location or a grid reference (must be completed if postcode is not known):					
Easting:			Nothing:		
Description:					

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

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

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

Officer name:

Reference:

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

Details of pre-application advice received?

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

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

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

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:

AS EXISTING

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

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

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

9. 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	RANDOM STONE, COURED STONE RENDER WITH HASOURY PAINT FINISH	INNER SKIN 125MM INSULATION BLOCK-CAVITY OUTER SKIN CONCRETE BLOCK OR BRICK WITH RENDER FINISH	☐	☐
Roof	STONE FLAG BLUE SLATES	BLUE SLATES	☐	☐
Windows			☐	☐
Doors			☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
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:

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars		ROADSIDE PARKING	AS EXISTING
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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 a 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 ☐ Existing watercourse
☐ Sockaway ☐ Pond/lake
☐ Main sewer

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:

Dwelling House

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY

(date where known may be approximate)

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:☐ Yes☒ No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Social rented	Not known	Number of Bedrooms					Total	Social rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Total proposed residential units (A+B+C+D)=								Total existing residential units (E+F+G+H)=							

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

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

If you have answered Yes to the question above please add details in the following table:

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 internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐			
Net tradeable area:	☐			
A2 Financial and professional services	☐			
A3 Restaurants and cafes	☐			
A4 Drinking establishments	☐			
A5 Hot food takeaways	☐			
B1 (a) Office (other than A2)	☐			
B1 (b) Research and development	☐			
B1 (c) Light industrial	☐			
B2 General industrial	☐			
B9 Storage or distribution	☐			
C1 Hotels and halls of residence	☐			
C2 Residential institutions	☐			
D1 Non-residential institutions	☐			
D2 Assembly and leisure	☐			
OTHER	☐			
Please Specify	☐			
Total				

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees		N A	
Proposed employees			

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
		N.A.		

21. Site Area

Please state the site area in hectares (ha)

N.A.

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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the [redacted] including engineering surplus and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. 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):

[Redacted Signature]

[Redacted Signature]

26-1-12

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):

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

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:

[Redacted Signature]

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):

[Redacted Signature]

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

[Redacted Signature]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

24. 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 every person who, 21 days before the date of this application, was the owner (owner is a person with a freehold interest in the land) 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 [redacted] date [redacted] not be earlier than [redacted] days before the date of the application:

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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25. 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):

X [redacted]		26.1.12
--------------	--	---------

(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):

--	--	--

26. 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 correct fee:



The original and 3 copies of the 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 a design and access statement, if required (see help text and guidance notes for details):



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 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):



27. 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):

26.11.12

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. 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)

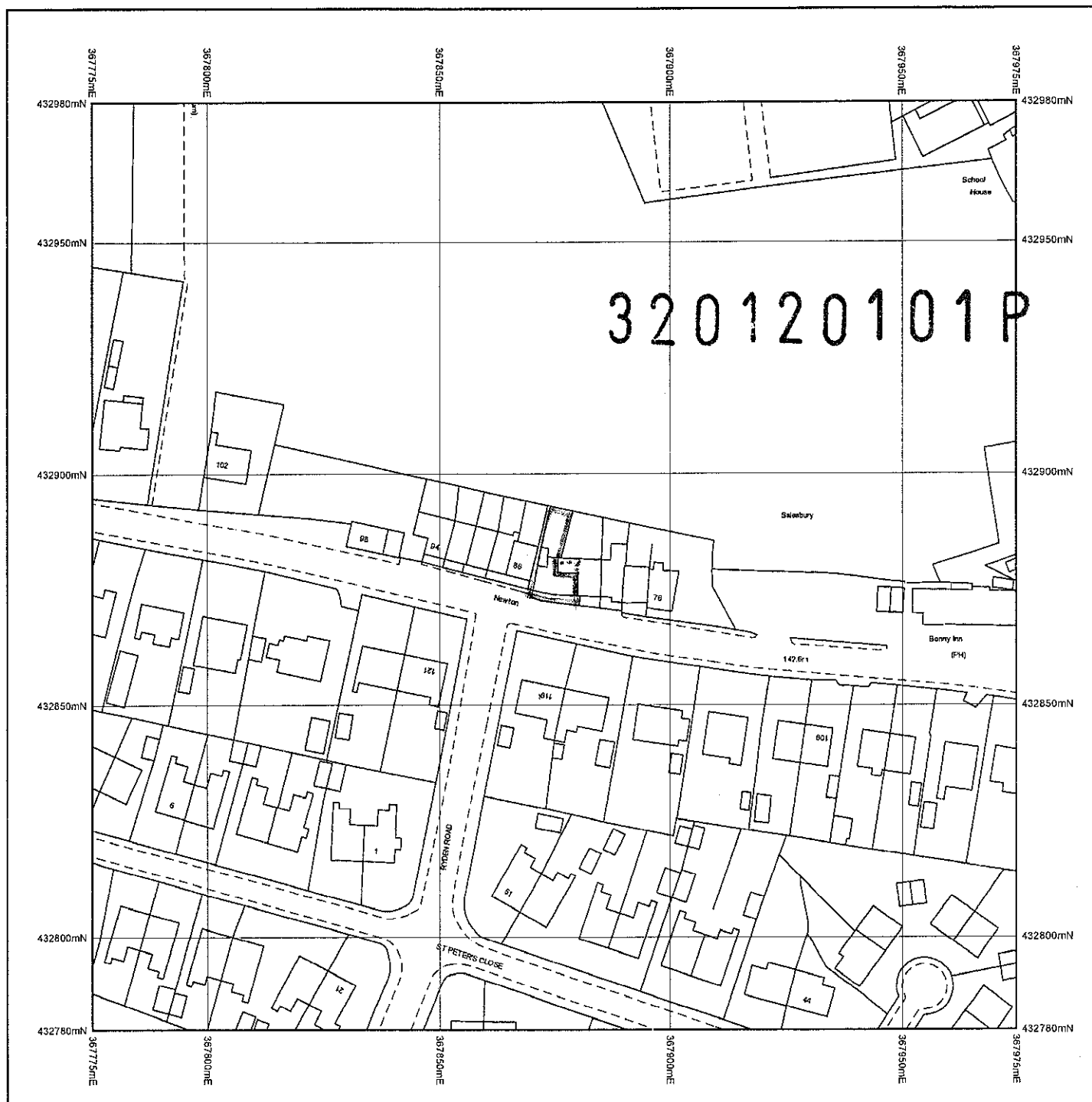
☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



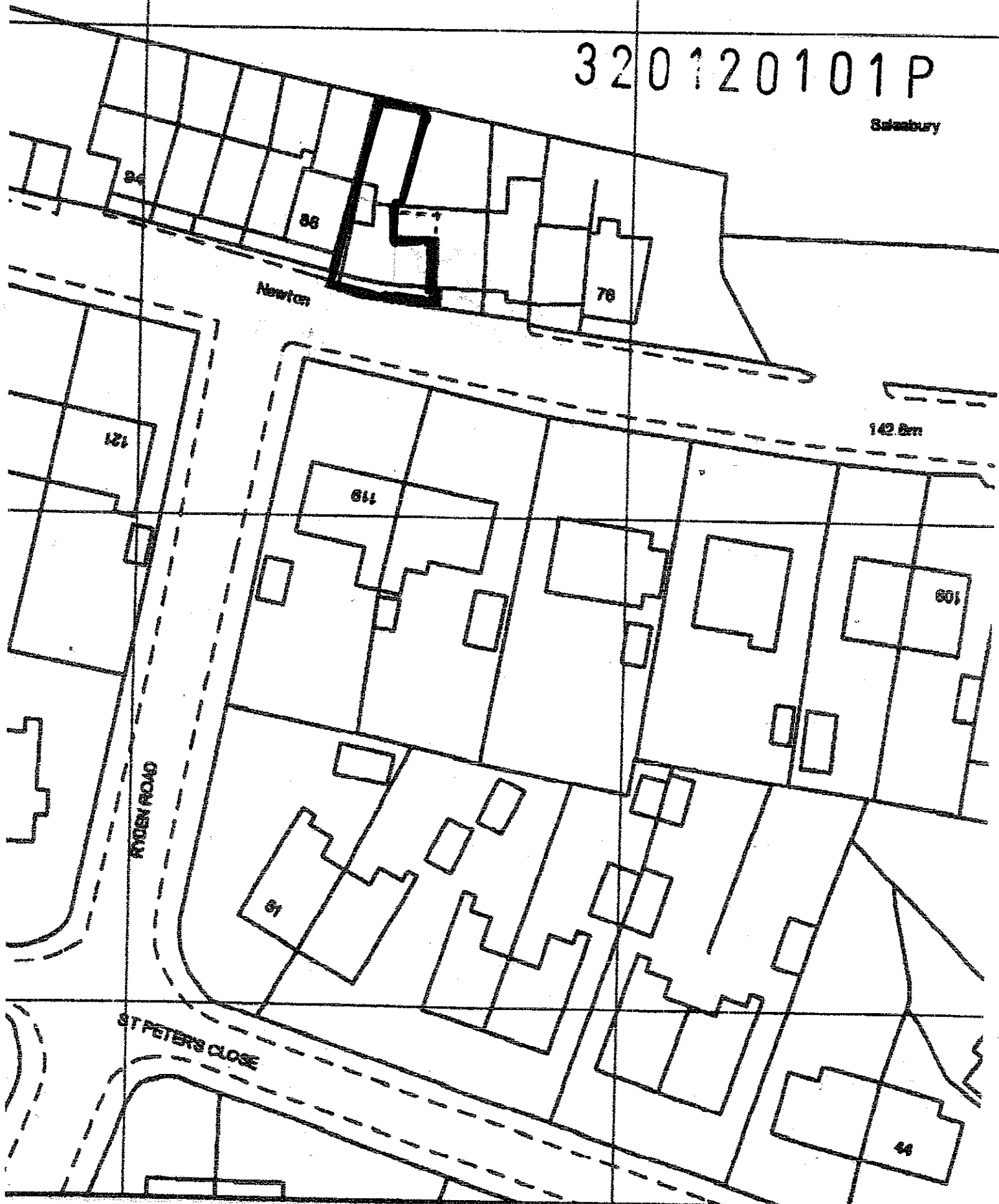
© Crown Copyright and database rights 2012 Ordnance Survey 100048957 The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.

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84 Ribchester Road
site plan scale:- 1-500

320120101P

Salisbury



earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mr Simon Morgan

320120101P

225 Revidge Road
Blackburn
BB2 6DT

15 February 2012

Job ref: B 1105

Dear Mr Morgan

Re: Scoping Survey (bats): 84 Ribchester Road, Salesbury, Blackburn, BB1 9HQ

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council for proposed building alterations at the above property.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. YDNPA requires an appraisal of the likely impact of the proposed scheme on protected species in addition to any precautionary mitigation measures that may be required.

A scoping survey and daylight inspection was undertaken on Monday 13 February between 09.00 and 09.30. The weather at the time of the inspection was cool, dry and overcast (temp: 5.5°C; cloud cover: 100%, wind: light north-westerly, rain: nil) providing satisfactory conditions for carrying out a daylight scoping survey.

There is no evidence of roosting bats at this property; consequently there is only a very low risk of disturbing a protected species (bats) during the proposed development.

Survey methodology

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*).

The scoping survey includes a desk study and data trawl of publicly available information on protected species (usually bat records) within the district in addition to locating all significant landscape features and designated nature conservation sites within 2.5km of the property.

The aim of the scoping exercise is to identify any bat species that are likely to be present at the site in addition to establishing numbers of individuals, roost type and times when bats are most active.

Non-invasive survey methods were used to assess the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

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, i.e. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insect fragments typically found in a feeding and resting area. Temperature, humidity and lux readings were measured using ETI instruments.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989; current NE licence No: 20113901, (Conservation, Science and Education)

Constraints

The inspection was carried out using recommended 'non-invasive' survey methods to determine bat activity within the property. (*Bat Surveys, Bat Conservation Trust, 2007, pp 22 and 23*).

Crevice-roosting bats such as the pipistrelles, some myotis species and brown long-eared bats are able to remain unseen within cavity walls or beneath roofing materials, wall cladding materials and fascia soffits despite careful visual inspection.

Evidence of bat roosting activity such as bat droppings on external walls and surfaces is frequently removed by the action of wind and rain; lack of such evidence is therefore evaluated with caution.

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

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

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

Desk study

A targeted desk study was undertaken to identify the presence of protected species (bats) and whether there are any significant species records or designated wildlife and conservation sites nearby

NBN uses mammal datasets (*Terrestrial mammals – Chiroptera*) provided by the Bat Conservation Trust (*National Bat Monitoring Programme – Colony Counts Survey and Daubenton's Bat Waterway Survey*), Natural England's Bat Sites Inventory for England, Mammal Records for Britain (Mammal Atlas 1993 with additions), including some local and regional biological record centres or data providers.

The search includes on-line access to the Multi-Agency Geographical Information Centre (www.magic.gov.uk) Natural England - Nature on the map (www.natureonthemap.org.uk) and National Biodiversity Network (NBN).

Additional records are normally obtained from local data providers including East Lancashire Bat Group, North Lancashire Bat Group and may include species records from other ecological consultants or bat workers with good local knowledge.

Pre-existing information

Previous bat surveys have not been undertaken at this property.

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

There are no designated wildlife / nature conservation sites adjacent to the site.

Data search (SD53 and SD63)

NBN identifies four bat species in the recording squares SD53 and SD63, these are: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*P. pygmaeus*), Whiskered bat (*M. mystacinus*) and brown long-eared bat (*Plecotus auritus*).

Based on species records obtained from additional sources, the following bat species are likely to be present within the wider district (ie 10km squares SD53 and SD63):

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

*These species are regularly recorded throughout the north-west region where suitable feeding, foraging and commuting habitats are present.

Description of the property

This is a two storey end-of-terrace cottage with stone, brick and block wall construction and duo-pitched roof (shown as 'B' in figure 1). The rafter-with-purlin roof is tiled and lined with a bitumastic felt; the enclosed roof void is insulated with glass fibre material laid across the ceiling joists (figure 6).

The side extension (shown as 'A' in figure 1) has a duo-pitched roof rafter-with-purlin construction; the roof is clad with stone slates and lined with a bitumen felt; the enclosed void is insulated with a glass fibre material and the roof is partly under drawn with thermal foil insulation (figure 4).

The boiler and flue is currently located within roof void 'A'.

Both roofs appear well-sealed and secure and there is no evidence of bat or bird activity in either void

There is a single storey sun lounge / conservatory with mono-pitch laminate roof, uPVC sealed unit windows and doors at the rear of the property (figure 3)

Location:

(National grid reference: SD 678329; elevation approximately: 135m asl).

The property is one of several stone cottages of similar age, design and construction; the front elevation is adjacent to the road, the rear of the property is adjacent to open countryside with extensive grazing land / permanent grassland, with traditional field boundaries, mature hedgerows and small deciduous copses.

There are no extensive broadleaved woodlands, plantations or riparian woodland within 250m of the property and there is no standing open water or any significant river channel nearby; the location provides sub-optimal foraging, feeding and commuting habitat for bats.

There are no designated nature conservation sites immediately adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), 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

It is understood the proposed alterations include raising the roof line of roof 'A' to the level of roof 'B' - providing two storey accommodation; the work will require removal of existing roof 'A', re-roofing 'B' and removal of the single storey conservatory



Figure 1: Front elevation

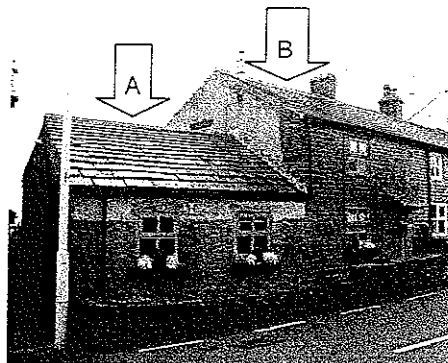


Figure 2: Side / front elevation



Figure 3: Rear elevation



Figure 4: roof void 'A'

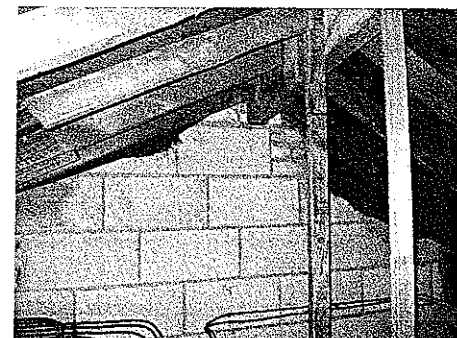


Figure 5: roof void 'A'

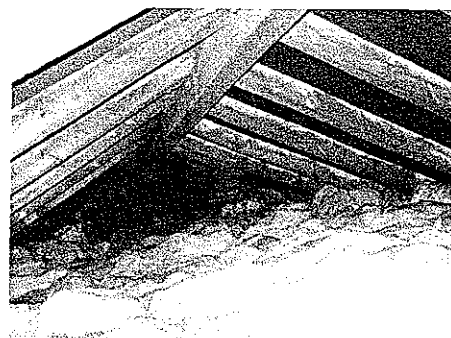


Figure 6: roof void 'B'

Survey results

All parts of the property were carefully inspected for evidence of bat droppings, discarded insect prey and other indicative signs of roosting, resting perching or feeding by bats; none was found.

There are no signs of bat roosting, perching or feeding activity within any part of the enclosed roof voids; the roof fabric is generally well-sealed and secure; all sections of lead work flashing and mortar pointing at the roof verges is also intact.

It is unlikely that roosting bats have ever been present within the roof voids and the potential for roosting bats at this site is currently low.

The location of the property is 'sub-optimal' in terms of feeding, foraging and commuting habitat for bats; activity within the immediate area is likely to be low-frequency and there are few bat records for the locality within 500m of the property.

The site offers poor habitat connectivity to feeding, foraging and commuting habitat within the wider district

Evaluation of results

There is no evidence of bat activity within any part of the property; there is only a very low risk of exposing / disturbing roosting bats during the proposed building alterations. It is recommended the works proceed with reasonable caution and vigilance for the 'unexpected' presence of any solitary roosting bats.

The scale of impact of the development on local bat populations is likely to be negligible or low¹.

The conservation significance of the property is currently low².

Further survey work during the summer period is not required³.

- ¹ The scale of main impacts at site level on bat populations – Table 6.1 p37 - (BMG, 2004)
- ² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).
- ³ Flow chart depicting the process for deciding the level of survey necessary, (BCT, Bat Surveys, 2007, p24)

Risk of disturbance

The level of disturbance to roosting / resting bats at this property is likely to be negligible / low risk*

* Risk categories are shown in Table 1 below:

Negligible risk: it is highly unlikely any bat species have been present at this site.

Low risk: there is only low risk of disturbance to solitary bats or small numbers of common and widespread bat species.

Low / moderate risk: caution required; activity of common / rarer species is possible including the presence of occasional / regular night perching and feeding activity or the presence of small numbers of rarer species (but not a maternity or hibernation site)

Moderate risk: caution required; there is moderate risk of disturbance to common bat species; activity may include the presence of regular / significant feeding perches and signs of feeding a regularly used day / night roost or a maternity site of a common and widespread species or the likely presence of low numbers of rarer species ('rarer' as defined within the local context)

Moderate / high risk: considerable caution is required; this category may include a maternity site of rarer species.

High risk: considerable / extreme caution is required; there is a significant risk of causing disturbance to roosting bats at this site including large numbers of common species, a maternity site of locally rare or rarest UK species or a significant hibernation site for rare or rarest species; this is likely to be a site meeting the SSSI guidelines

Table 1: Risk categories (adapted from Guidelines for proportionate mitigation - Bat Mitigation Guidelines (2004).

Conclusion and recommendations

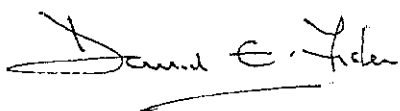
The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

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

Further survey effort during the optimal survey period (May to August) is not recommended.

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 with the planning application.

Yours sincerely



David Fisher

Mitigation considerations (general guidance)

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".

ACTION:	METHOD:
1. Timing constraints	None
2. Removal of building materials	Although it is very unlikely that roosting bats will be exposed during the proposed building alterations, you should be aware that solitary bats are 'occasionally' found roosting beneath roofing materials, usually under roof cladding, lead work flashing, verge tiles and ridge tiles
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 or rubble infill walling, 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	Not required
8. Additional survey effort	Evening roost emergence / dawn re-entry surveys are <u>not</u> recommended

APPENDIX 1

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*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation ODPM

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". *

*(Tony 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

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

APPENDIX 2

Information, guidelines and data sources

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 and Cheshire Fauna Society
8. East Lancashire Ornithologist's Club
9. Lancashire Biodiversity Partnership
10. Biological Heritage Sites Partnership (LCC, NE and LWT)
11. EED dataset (Lancashire bat records 2000 - 2012)
12. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
13. Natural England - Nature on the map (www.natureonthemap.org.uk)
14. Bat Mitigation Guidelines, NE / BCT, AJ Mitchell-Jones, 2004
15. Bat Surveys, Good Practice Guidelines, BCT, 2007
16. Bat Workers Manual, JNCC, 2004
17. Minimum Standards for Bat Surveys in West Yorkshire, West Yorkshire Ecology Advisory Group 2009
18. Eurobats publication No. 5 - Guidelines for Surveillance and Monitoring of European Bats, UNEP, 2010