



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No

Date received 320120123 P

Fee paid £

Receipt No:

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

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

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on the application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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:	G.
Last name:	TALBOT		
Company (optional):			
Unit:		House number:	79
		House suffix:	
House name:			
Address 1:	MOORLAND ROAD		
Address 2:	LANGHTO		
Address 3:			
Town:	BLACKBURN		
County:	LANCASHIRE		
Country:			
Postcode:	BB6 8HA		

2. Agent Name and Address

Title:	MR	First name:	P.J.
Last name:	HOLGATE		
Company (optional):	BEAMWOOD DESIGN LTD		
Unit:		House number:	14
		House suffix:	
House name:			
Address 1:	MYCOLLAR ROAD		
Address 2:			
Address 3:			
Town:	BLACKBURN		
County:	LANCASHIRE		
Country:			
Postcode:	BB2 7AZ		

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED BEDROOM EXTENSION AND ROOF
OF EXISTING GARAGE & TILED ROOF
TO EXISTING PORCH.

3. Description of Proposed Works (continued)

Has the work already started?

☐ Yes ☒ No

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

(date must be pre-application submission)

Has the work already been completed?

☐ Yes ☒ No

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

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Is a new or altered vehicle access

proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access

proposed to or from the public highway?

☐ Yes ☒ No

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

☐ Yes ☒ No

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

6. Pre-application Advice

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

☐ Yes ☒ No

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

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

Officer name:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which

are within falling distance of your boundary?

☐ Yes ☒ No

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

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

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

If Yes, please describe:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	BRICK	BRICK	☐	☐	
Roof	TILES	TILES	☐	☐	
Windows	UPVC	UPVC	☐	☐	
Doors	UPVC	UPVC	☐	☐	
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:

--

11. Certificates

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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):

Edwardwood Dayn LN

6.2.2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

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

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

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

The steps taken were:

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. 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

3 copies of a completed and dated application form:



3 copies of a design and access statement where proposed works fall within one of the following designated areas:



The correct fee:



3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



+ BAT SURVEY.

13. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. 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

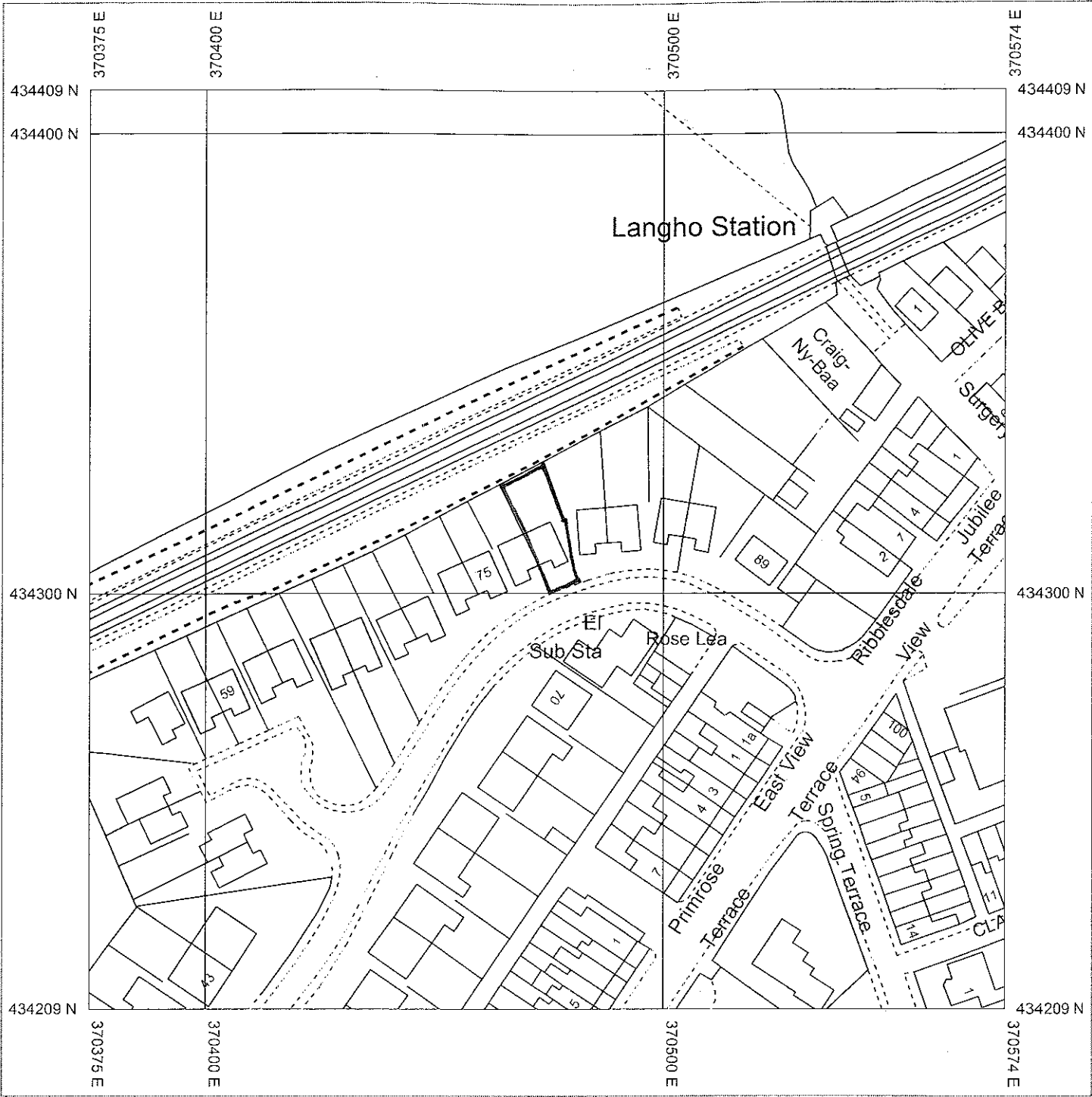
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



320120123P

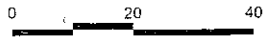
Produced 03/02/2012 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date © Crown Copyright 2012

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey the national mapping agency of Great Britain.

The representation of a road track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary



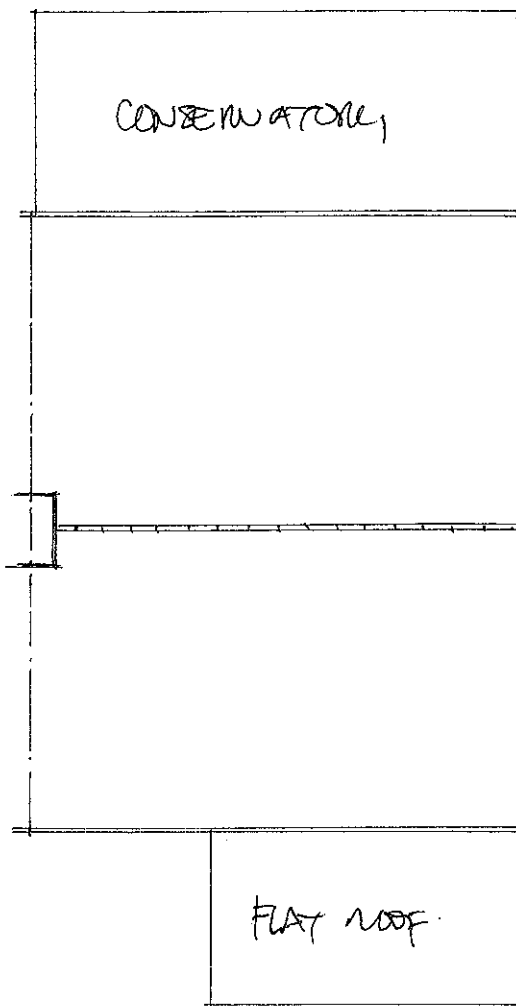
Scale 1:1250

Supplied By: **Granthams Preston**

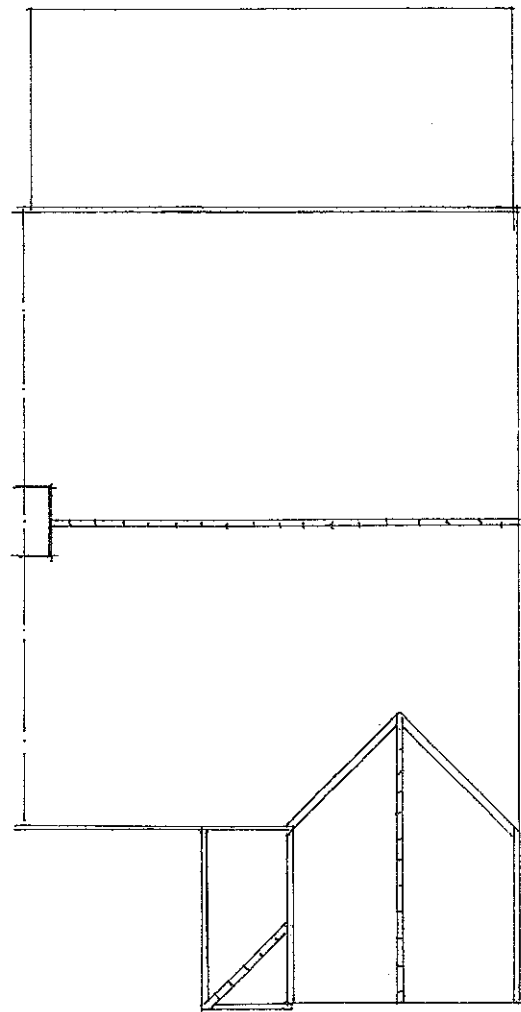
Serial number: 001023103

Plot Centre Coordinates: 370474 434309

320120123P



existing roof plan



proposed roof plan

scale 1:100

0 1 2 3 4 5 6 7 8 9 10

SCALE IN METRES @ 1:100

earthworks environmental design

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

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

Mr Peter Holgate

Beardwood Design Ltd
14 Wycoller Road
Blackburn
Lancashire
BB6 7AZ

320120123P

2 February 2012

Job ref: B 1103

Dear Mr Holgate

Re: Scoping Survey (bats): 79 Moorland Road, Langho, Lancashire, BB6 8HA

Introduction

You have requested a protected species report on behalf of your clients Mr and Mrs Talbot, as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed building alterations at the above property; the existing building is shown in figures 1 to 6 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. RVBC 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 Thursday 2 February between 09 00 and 09 30. The weather at the time of the inspection was cold, dry and bright (temp: 0.5°C; cloud cover: nil, wind: light easterly, rain: nil) providing satisfactory conditions for carrying out a daylight scoping survey.

There is no evidence of roosting bats at this property. The likely impact of the development of roosting bats is negligible; consequently there is a very low risk of disturbing roosting bats during the building alterations.

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 search of publicly available data on protected species within the district in addition to identifying locally significant landscape features or designated wildlife and conservation sites.

The aim of the scoping exercise is to locate and identify any bat species that may be present within the property and to establish numbers of individuals, the times when bats are most likely to be active and the roost type.

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, ie. 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.

Personnel

The survey was carried out by David Fisher (Earthworks Environmental Design), an experienced ecological consultant with more than 25 years experience of bat ecology, site surveying and monitoring techniques, impact assessments and mitigation guidance in connection with development and planning. The survey work is carried out under Natural England licence No: 20113901, (Conservation, Science and Education).

Constraints (limitations of the survey)

Many UK bats are crevice-roosting species, able to hide under most types of roofing materials, within cavity walls or under wall claddings. Crevice-roosting species cannot easily be located by visual inspection alone.

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

Evidence of bat roosting activity such as bat droppings on roofs, walls and other external surfaces is often removed by the action of wind and rain (particularly during the winter period); the absence of field signs therefore requires careful evaluation and interpretation.

Although the timing of this survey is outwith the optimal period for carrying out evening emergence or dawn re-entry surveys, scoping surveys within buildings can be reliably undertaken at any time of year.

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.

Data search (SD 73)

A targeted desk study was undertaken to identify the presence of protected species (ie bats and wild birds) and whether there are any designated wildlife and conservation sites of local or regional significance.

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

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.

NBN identifies four bat species in recording square SD73, these are: common pipistrelle (*Pipistrellus pipistrellus*), daubenton's bat (*Myotis daubentonii*), Whiskered bat (*M. mystacinus*) / Brandt's bat (*M. brandtii*) and brown long-eared bat (*Plecotus auritus*).

These species are regularly recorded throughout the north-west region where there is suitable feeding, foraging and commuting habitat.

Additional records are obtained from local bat groups, ie East Lancashire BG, North Lancashire BG and South Lancashire BG or via ecological consultants and research groups.

Data sources are shown in Appendix C.

Based on species records obtained from reliable sources, the following bat species are likely to be present within the wider district (ie. 10km square SD73):

- | | |
|------------------------|--------------------------------------|
| • 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>) |

320120123P

Pre-existing information

Previous bat surveys have not been carried out at this property.

There are no published records of bat activity at this property.

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).

Description of the property

The property is a modern semi-detached house (built 1970's) with brick cavity wall construction and duo-pitched roof (figures 1 to 3). The integral garage has an extended flat bitumen roof and includes a front entrance porch (figures 1 and 2).

The enclosed roof void is boarded throughout for access and storage and the area is clean, dry and dark; the void is very well-sealed and there is insulation material (Rockwool) covering the ceiling joists. The tile-with-batten roof is lined with bitumen and hessian roofing felt.

All PVC fascia soffits are extremely well-sealed; lead work flashings are intact and the roof tiles and verges are secure. Similarly, the flat garage roof and fascia soffit is well-maintained and fully secure. The potential for access by roosting bats is negligible.

Location of the property

NGR: SD 705342; Elevation: approximately 100m

The house is part of a well-established residential development close to the northern edge of Langho, adjacent to the railway line. The house is close to several other properties of similar age, design and construction. There is open countryside to the north of the railway line with permanent grassland and pasture within 50m of the property. The nearest woodland habitat is 200m north of the site.

The location provides sub-optimal feeding, foraging and commuting habitat for bats and the site is not adjacent to woodland edge, plantation, open standing water or river channel. Connectivity to feeding and foraging habitat is moderate to low.

Proposed development

The proposed extension will provide a first floor bedroom above the existing garage roof in the area located by the red broken line in figure 1. (Drawings: Peter Holgate, Beardwood Design Ltd)

Existing property (images taken 02.02.12)



Figure 1: Front elevation



Figure 2: front / side elevation



Figure 3: Rear / side elevation



Figure 4: roof void



Figure 5: roof void



Figure 6: roof void

Survey results

There are no signs of bat roosting, perching or feeding activity within any part of the property; the building is very well-sealed and secure; it is unlikely that roosting bats have ever been present within the roof void or roof areas and the potential for roosting bats is currently negligible or very low.

Additionally, all external features of the building including wall surfaces, sills, fascias and soffits, roof verges and lead work flashings were inspected for signs of access by bats; none was found. All external features are extremely well-maintained; consequently the potential to support roosting bats is significantly reduced.

The site location is considered 'sub-optimal' in terms of feeding, foraging and commuting habitat for bats; connectivity of the site to high-value feeding and foraging habitat within the wider district is moderate to low.

Evaluation of results

1. There is no evidence of bat activity within any part of the property.
2. There is only very low risk of disturbing roosting bats during the proposed alterations.
3. The scale of impact of the development at site level on local bat populations is likely to be low¹.
4. The conservation significance of the property is currently low².
5. Using current good practice guidelines to assess the level of survey effort that is required at the property, it is recommended that 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 what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

Conclusion and recommendations

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

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

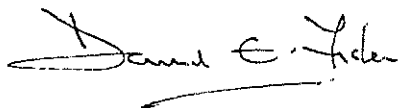
The risk of disturbing roosting bats at this property is likely to be very low.

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

It is recommended that the proposed works should proceed with reasonable caution and vigilance for the unexpected presence of solitary roosting bats (see notes on Mitigation – Appendix A).

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

320120123P