



RIBBLE VALLEY
BOROUGH COUNCIL

- 9 FEB 2012

FOR THE
ATTENTION

For office use only

Application No: 3/20120151P

Date received

Fee paid £

Receipt No:

Charnock Road, Clitheroe, Lancashire, BB7 2DE. Tel: 01204 523111 www.ribblevalley.gov.uk

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 Mrs First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

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

AMENOMENT TO APPLICATION 3/2006/0627 (HOLIDAY COTTAGE)
CONSTRUCTION OF DOUBLE GARAGE
DEMOLITION OF EXISTING GARAGE

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)

320120151P

4. Site Address Details
 Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: **STABLES BARN**

Address 1: **MILL LANE**

Address 2: **BLAIDBURN ROAD**

Address 3: **WADDINGTON**

Town: **CLITHEROE**

County: **LANCASHIRE**

Postcode (optional): **BB7 3JJ**

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

Eastings: **372495** Northings: **445776**

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)/drawings(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:

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

10. Materials

If appropriate, please state what materials are to be used externally. Reference to the plan(s) drawing(s) design and access statement.

	Existing (where applicable)	Proposed	Not applicable	
			Yes	No
Walls	STONE	STONE	<input type="checkbox"/>	<input type="checkbox"/>
Roof	BLUE SLATE	BLUE SLATE	<input type="checkbox"/>	<input type="checkbox"/>
Windows		WOOD	<input type="checkbox"/>	<input type="checkbox"/>
Doors		WOOD	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing		GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

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	4 +	4 +	0
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 your sewage is to be disposed on:

- Main 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):

BIOTEC SEWAGE SYSTEM + REED BED

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 off?

- Sustainable drainage system Existing watercourse
- Soakaway 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:

GARAGE & DRIVE
GARDENIs 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 applicationLand which is known to be contaminated? Yes NoLand where contamination is suspected for all or part of the site? Yes NoA 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 NoAnd/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 EffluentDoes 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? Yes No

If Yes, please complete details of the changes in the tables below

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	<input type="checkbox"/>						<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						<input type="checkbox"/>						
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	<input type="checkbox"/>						<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						<input type="checkbox"/>						
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	<input type="checkbox"/>						<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						<input type="checkbox"/>						
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	<input type="checkbox"/>						<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						<input type="checkbox"/>						
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	Not applicable	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	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradeable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please Specify	<input type="checkbox"/>				
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	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

19. Employment

N/A

Please complete the following information regarding employees:

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

20. Hours of Opening

N/A

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha) 132 sq. mtrs.

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 void in cubic metres, including engineering surcharge 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	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

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) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

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):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
 I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
 I certify/ The applicant certifies that:

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

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

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 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):

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):

02 - 02 - 2018

(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):

02-02-2012

(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:

February 6, 2012

Our ref: BOW0017_390 Stables Barn, Waddington

Mrs S. Brookes
Stable Barn
Mill Lane
Waddington
BB7 3JJ

320120151P

Dear Mrs Brookes

Proposed Garage Conversion, Waddington: *Bat Inspection*

Introduction & Methods

Bowland Ecology Ltd was commissioned in 2006 to undertake an assessment of the likely presence of roosting bats in a garage at Stable Barn, Waddington. This submission includes the results of an update survey of the garage undertaken on the 3rd February 2012.

An inspection of the interior and exterior of the building was undertaken on the 3rd February 2012 to identify possible use of the building by bats. The weather during the survey was cool and overcast. The survey was undertaken by Jeremy James BSc (Hons), MSc, Cenv, MIEEM.

Internal and external searches were made with the aid of a high-powered torch (clu-light 500,000 candlelight power with red filter) and close focusing binoculars to check for: bat droppings, bat feeding remains (moth wings, insect cases), bat staining and scratch marks.

Stable Barn is in a rural situation to the north of Waddington. The building subject to the planning application is currently a garage used for storage purposes.

Survey Results

Stable Barn is a converted dwelling situated on land between Mill Lane and Waddington Brook. The building subject to the application is a relatively recently constructed barn (see Plate 1). The surrounding habitat includes cattle grazed pasture, hedgerows and woodland along Waddington Brook. Collectively these habitats provide excellent bat commuting and foraging areas.

Bat activity is in evidence around Stable Barn and droppings were found on external elevations. There were accumulations of droppings outside the front door of the house and it is highly likely that bats roost in suitable locations around the house. The house owners also reported the presence of bat droppings in an internal airing cupboard. It is apparent that there are gaps under lead flashing around the roof of this building. ***This building will not be affected by the garage extension.***

The garage is currently used for storage (see Plate 2) and is constructed from breeze blocks with stone facing. There is a roof void (see Plate 3) and the roof is slated and under felted. It was possible to inspect all of the external elevations and the inside of the garage and roof void.

The only potential areas in which bats might occur are the roof void, gaps under ridge tiles and underneath timbers on the western elevation. There was no evidence of bat use in the roof void and no obvious access points for bats. The areas of timbers (barge boards) with gaps adjacent to the garage walls did not have any evidence of bat use (heavily cobwebbed).

Plate 1: External view of the garage



Plate 2: Internal view of the garage (used for storage)



Plate 3: Internal view of the roof void



320120151P

Conclusions and Recommendations

Natural England's *Bat Mitigation Guidelines* state that a significant bat roost can normally be determined on a single visit at any time of the year, provided that the entire structure is accessible and that signs of bats have not been removed by others.

The inspections undertaken during July 2006 and February 2012 did not find any evidence of previous use of the garage by bats. The garage was considered to be suboptimal for bats during 2006 and this remains the case. The potential risk for bats occurring in the garage appears to be extremely low, given the abundance of more suitable roost sites in Stable Barn and other farm buildings and dwelling in the vicinity.

There is no evidence of previous bat use in the garage and as there is no more than low potential for bats to occur at site the proposal to extend the building will not have a significant

impact upon the conservation status of bats. Furthermore as the building is of such apparent low value for bats no further survey work is required.

However, as bats are mobile and present in the area to avoid causing harm to bats should they be encountered the following measures should be observed:

- Care should be taken when removing barge boards, slates and ridge tiles by hand, being aware that bats may be present beneath slates or tiles.
- Should bats be found or suspected at anytime during construction activities then, as a legal requirement, work in that area should cease immediately until further advice has been sought from a suitably qualified ecologist, the Bat Conservation Trust (Helpline: 0845 1300 228) or the East Lancashire Bat Group (phone/text on 07761 850052). One of these sources will be able to locate a bat worker to remove any bats present which might be harmed during the works.
- If bats are exposed and vulnerable to harm, use gloves or a container to move them to a dark and quiet area.
- Avoid the use of timber treatments that are toxic to mammals. Pre-treated timber should only use the CCA (copper, chrome, arsenic) treatment and chemicals used for timber treatment should be based on permethrin and cypermethrin compounds, which should be applied in the spring or autumn.

Regards,



Jeremy James BSc (Hons), MSc, Cenv, MIEEM
Director

320120151P

Bowland Ecology Ltd

www.bowlandecology.co.uk

Registered in England and Wales: Company Number 5348761.

Registered Address: No 8 Poolsland Barn, Slaidburn, Clitheroe, BB7 3AE.

Informatives:

All **bats** in the UK are listed on Schedule 5 of the Wildlife and Countryside Act (WCA) (1981, as amended), updated by the Countryside and Rights of Way Act (2000). It is therefore subject to provision 9 of the WCA which makes it an offence to;

- Intentionally kill, injure or take any wild bat,
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by any wild bat
- Intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for that purpose.
- Possess or control any live or dead specimen or anything derived from a UK bat species.

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. The term 'reckless' is defined by the case of Regina v Caldwell 1982. The prosecution has to show that a person either deliberately took an unacceptable risk, or failed to notice or consider an obvious risk.

The Conservation of Habitats and Species Regulations 2010 which make provision implementing Council Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna (the Habitats Directive). These give additional protection to bats, which are listed on Schedule 2 of the Regulations. Under Regulation 39 a person commits an offence if he;

- Deliberately captures, injures or kills any wild animal of a European protected species.
- Deliberately disturbs wild animals of any such species in such a way as to be likely significantly to affect the ability of any significant group of animals of that species to:
 - i) survive, to breed or to reproduce or to rear or nurture their young or
 - ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate or the local distribution or abundance of that species.

A bat roost has been interpreted by Natural England to mean any structure or place which is used for shelter or protection whether or not bats are present at the time.

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