



17 FEB 2012

For office use only
Application No

Date received

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

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: **IAN**
Last name: **SCHOLEY**
Company (optional):
Unit: House number: **74** House suffix:
House name:
Address 1: **KNOWSLEY ROAD**
Address 2: **WILPSHIRE**
Address 3:
Town:
County: **LANCASHIRE**
Country:
Postcode: **BB1 9PN**

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 Proposed Works

Please describe the proposed works:

TWO STOREY SIDE EXTENSION INCORPORATING KITCHEN, LOUNGE, 2 FURTHER BEDROOMS & HOUSE BATHROOM. SINGLE STOREY REAR EXTENSION TO INCLUDE DOWNSTAIRS CLOAKS & UTILITY ROOM. EXISTING SHED TO BE DEMOLISHED.

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: **74** House suffix:

House name:

Address 1: **KNOWSLEY ROAD**

Address 2: **WILDSHIRE**

Address 3:

Town:

County: **LANCASHIRE**

Postcode (optional): **BB1 9PH**

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 proposed development? ☐ 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. Authority Employee / Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

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

10. Materials

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

	Existing (where applicable)	Proposed		Not applicable	Don't Know
Walls	RENDERED	RENDERED BLOCK		<input type="checkbox"/>	<input type="checkbox"/>
Roof	SLATE	SLATE		<input type="checkbox"/>	<input type="checkbox"/>
Windows	UPVC	UPVC		<input type="checkbox"/>	<input type="checkbox"/>
Doors	UPVC	UPVC / 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				<input checked="" 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:

DRAWING # 136

11. Ownership Certificates

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



10-2-2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

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

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates (continued)

320120160P

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):

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12. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**
Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

28-2-12

(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):

--

13. Planning Application Requirements - Checklist

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

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee:



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



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



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 Article 12 Certificate (Agricultural Holdings):



14. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

10-02-2012

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

17. Site Visit

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

☒ Yes

☐ No

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

☐ Agent

☒ Applicant

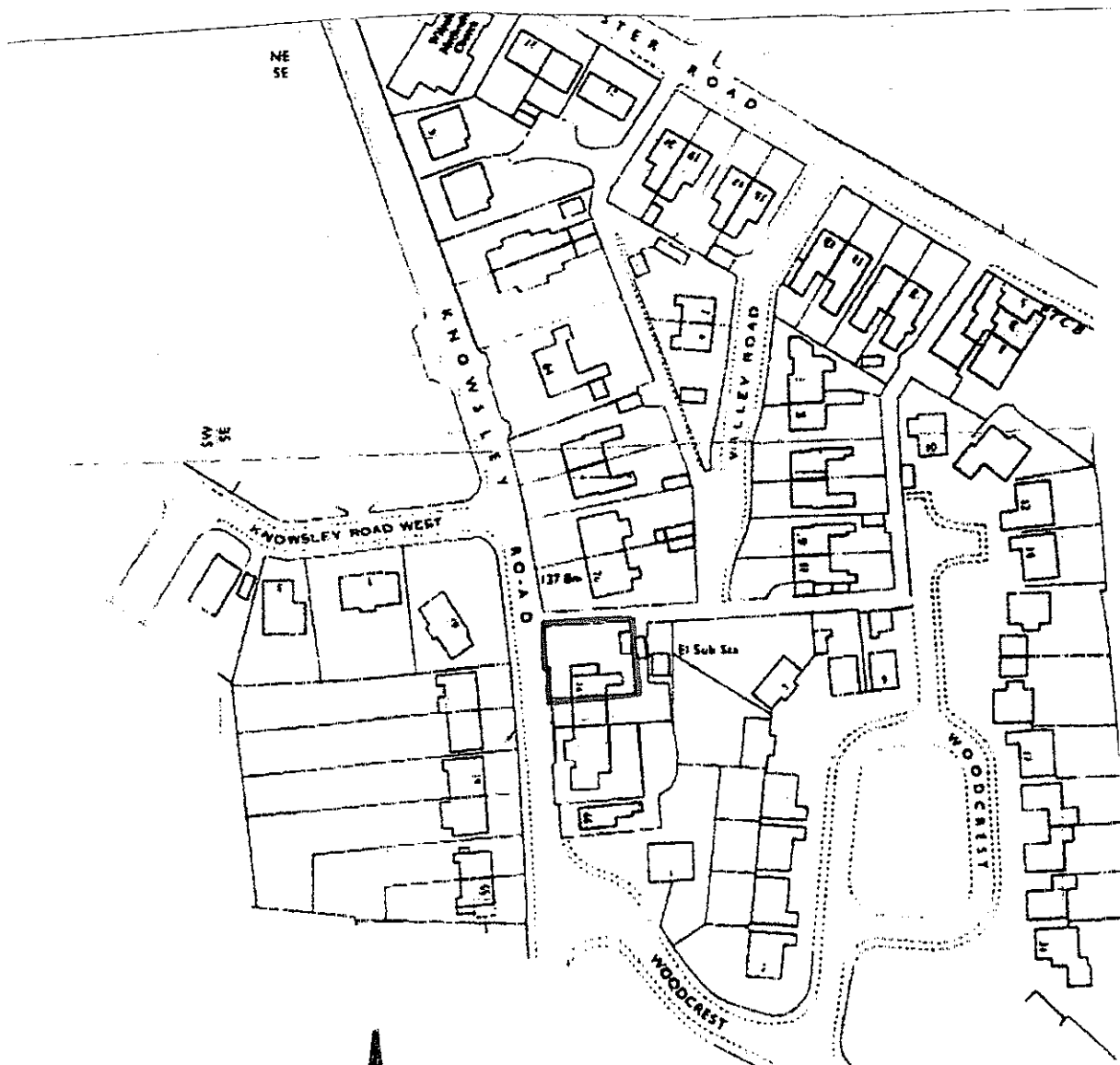
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



320120160P

SCALE 1 to 1250

Angela Graham Bat Consultancy Service Limited

Office 47, Bury Business Centre, Kay Street, Bury, Lancs, BL9 6BU

tel - 0161 763 6171, fax - 0161 761 7854, mob - 07710 184142

e-mail : bat.consultancy@talktalk.net



Ian Scholey,
Holly Cottage,
Wharnecliffe,
Ankersley,
Barnsley,
S75 3AY

320120160P

2/3/12

Re: 74 Knowsley Road, Wilpshire - Bat Survey

Introduction.

I was asked to assess the importance of this building to bats as part of the planning process prior to its extension. I believe it is hoped to commence work around April 2012.

I made a daytime visit on 2/3/12 to undertake a preliminary survey of the building, assess its likely importance to bats and advise whether or not a precautionary approach or further survey work is needed. It is always my objective to carry-out my work in a manner consistent with accepted Good Practice Guidelines (Bat Conservation Trust, 2007) and consistent with the code of practice of the IEEM. I have a bat conservation, science, education and training licence from Natural England, number 20120037.

This is a traditional, stone, terraced cottage with a stone roof and two single-storey stone attachments, one of which is the kitchen:



*specialist in the requirements of bats for roosting and feeding
natural england licenced – bats (conservation, science and education) and barn owls
member of the institute of ecology and environmental management (ieem)
b tech (hons) - environmental science: applied ecology & environmental management*

It is situated in a sub-urban area.

The pipistrelle bat (2 species but especially *Pipistrellus pipistrellus*) is common and widespread in the area. Other species likely to occur within around 3kms include the Daubenton's and brown long-eared.

The findings were very straight-forward, so please forgive me not using my more formal reporting layout.

Bats and the Law.

All British bats and their roosts are legally protected under the Wildlife and Countryside Act of 1981 (as amended) and the EC Habitats Directive of 1992 as implemented by the 2010 Conservation of Habitats and Species Regulations. (Further information is available via <http://www.legislation.gov.uk/>)

As a result of these two pieces of legislation, amongst other things it is an offence to intentionally or recklessly kill, injure or capture bats, disturb bats or damage, destroy or obstruct access to bat roosts. Doing so can result in a custodial sentence. Fines of up to £5000 per bat can be issued in cases of non-compliance with the law. Bat roosts are protected whether or not bats are present at the time.

Under the European legislation, it is necessary for a development to maintain the favourable conservation status of bats in their natural range. This has generally been interpreted as meaning no net loss of roosts, and it is expected that roosting provision for bats will be made better than or equal to whatever is being lost to development. Wider environmental issues such as changes to feeding and commuting habitat, and lighting, also require consideration. However, the term "roost" in this context, tends to be interpreted to exclude places used opportunistically on a single occasion by just one bat.

Under English legislation (the Wildlife and Countryside Act, as above), a "bat roost" is described as "any structure or place which any wild [bat] ... uses for shelter or protection".

Implications.

Where a development will potentially impact on the favourable conservation status of bats in their natural range, a European Protected Species Licence is required before the roost can be interfered with in any way. It takes approximately 7 weeks for these to be issued once the application has been submitted. The application includes a Method Statement, and this along with the licence itself forms a legally binding document.

European Protected Species licences are issued providing planning permission has been granted, where appropriate.

Three conditions have to be met in order to obtain a licence and planning authorities are now required to apply the same 3 tests before granting planning consent:

- That the development is necessary for the purpose of "preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequence of primary importance for the environment";
- That there is "no satisfactory alternative";
- That the action authorised "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range".

Accordingly, planners must now satisfy themselves before issuing planning consent that they have enough information to conclude that either the project will not have a negative impact on the favourable conservation status of bats, or if it seems likely it will, then appropriate mitigation and compensation measures will be employed to ensure this does not occur.

The mitigation and compensation measures would include appropriate timing and methodology for the work including details of how the bats will be provided-for in the long term.

Natural England, the Government body responsible for administering the law relating to bats, have issued guidelines to planners on how to proceed with respect to bats (<http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/advice.aspx>).

Outside the planning system, the onus is on developers/members of the public, to have sufficient investigations undertaken to satisfy themselves (and the authorities in the event of a subsequent investigation), that their actions are unlikely to be in contravention of bat legislation. Where this is in doubt it is necessary to seek appropriate advice and licencing before commencing any work on site.

N.b. It should always be remembered that bats often roost in places not anticipated by a lay person, such as modern buildings, trees with cavities and bridges. Some leave no signs in lofts, as they roost underneath external features such as roof slates, ridges, weather-boarding and cladding.

In the case of a building, tree or other feature not already known to be a bat roost, if bats are found during the course of work, contractors are legally obliged to stop work and seek advice. This should be from an appropriately experienced and licenced bat ecologist. Assuming good-quality bat survey work had been carried-out before the commencement of the project, and its recommendations followed, it would be unlikely that the discovery of bats during the course of the work would be considered to be "reckless" interference.

Additional Relevant Legislation and Policy

Section 40 of the Natural Environment and Rural Communities Act (NERC) of 2006 requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty', which relates to section 74 of the Countryside and Rights of Way Act 2000 (CROW).

The aim of the biodiversity duty is to raise the profile of biodiversity in England and Wales, so that the conservation of biodiversity becomes properly embedded in all relevant policies and decisions made by public authorities.

Accordingly, certain more vulnerable habitats and species are the subject of National and/or Local Biodiversity Action Plans. Some bat species are covered by such plans. (<http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx> provides more information)

Since 2005, National Planning Policy sets out planning policies on protection of biodiversity and geological conservation through the planning system, via PPS9 (Planning Policy Statement 9). This gives planning authorities guidance with respect to biodiversity, including protected species. Its contents are required to be taken into account in the planning process.

Survey and Findings.

As far as possible, I surveyed the building inside and out with the aid of ladders, million candle-power torch and binoculars.

It has a traditional, open-structured loft with no insulation. The roof is unlined. There was no evidence to suggest bats had been present.

Externally, there are gaps between roof-stones where bats could shelter.

There are plain fascias which are unlikely to shelter more than an occasional pipistrelle bat at most, but there's a slight possibility of bats being able to access the fabric of the walls via this route.

The walls are well-pointed, though there are gaps in the internal walls of the lean-to at the side of the house and bat access to the interior is possible via a hole in the wall.

Conclusions.

N.b In arriving at these conclusions I am using my judgement as a licenced bat worker of over 20 years standing, with a wide range of experience of bat behaviour and activity as both a volunteer and a consultant

I am confident that bats do not use the loft of this property.

Individuals or small numbers of bats can always roost between uneven roof stones but this building appears to be low risk for use by a maternity colony in summer. Any other use by bats is most likely to be by individuals on an opportunistic basis.

I believe the existing roof-stones will be retained/re-used so when the work is completed there will still be similar roosting opportunities available to bats.

Although bats will hibernate within stone walls, I think the likelihood of bats entering the lean-to to access the available openings is low.

Accordingly, this development is unlikely to affect the favourable conservation status of bats and I do not think this property needs additional survey work, though if the commencement of work gets delayed until the summer, as bats can be quite unpredictable, it would be a wise precaution to have an activity survey carried-out shortly before starting, to double check on the absence of bats. (Bats tend to have dependent young between approximately June and August inclusive and are very vulnerable to disturbance at this time.)

Some basic precautions should be taken at the time of the work.

Recommendations.

Start work in April as planned.

Ensure roof stones are lifted by hand with care and any removal of fascias is done with equal care.

If at any time a bat or droppings that may have come from a bat are found, work **must** stop immediately. As far as practicable the feature that was sheltering the bat/s should be replaced. Further advice **must** then be sought before work continues, either from myself another bat consultant, even if the bat has flown off.

Retain/re-use the existing roof stones as planned.

Do not seal any gaps between fascias and the walls

If the work is delayed and it is planned to start between June and August 2012 inclusive, have a precautionary bat activity survey undertaken within the 48 hours before work starts to confirm the absence of bats.

If the work is delayed beyond 2012 have the survey work up-dated in summer 2013.