



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

Date received 320120245 P

Fee paid £

Receipt No:

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

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Suresh	Surname:	Bhojani
Company name:					
Street address:	1		Telephone number:	Country Code	National Number
	Whittingham Road				Extension Number
	Longridge		Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	UK				
Postcode:	PR3 2AA				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Moin	Surname:	Munshi
Company name:	M.M. Architectural Services				
Street address:	15B YORK AVENUE		Telephone number:	Country Code	National Number
	FULWOOD				Extension Number
			Mobile number:		
Town/City:	PRESTON		Fax number:		
County:	LANCASHIRE		Email address:		
Country:	United Kingdom				
Postcode:	PR2 8JX		info@mmarchitecturalservices.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Existing rear storage demolition, proposed single storey to rear and two storey to side existing side gate repositioned and internal alteration to the property (Previous application number 3/2011/0864).

Has the building, work or change of use already started? ☐ Yes ☒ No

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

Postcode: PR3 2AA

Nothing: 437102

Description:

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

☒ Yes ☐ No

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

Officer name:

Title:	Mr	First name:	Graeme	Surname:	Thorpe
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Reference: [REDACTED]

Date (DD/MM/YYYY): 12/03/2012 (Must be pre-application submission)

Details of the pre-application advice received:

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

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

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

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

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

Walls - description:

Description of *existing* materials and finishes:

Stonework to all wall

Description of *proposed* materials and finishes:

Stonework to north and east elevation and match to existing.

Roof - description:Description of *existing* materials and finishes:

Slates.

Description of *proposed* materials and finishes:

Slates match to existing.

Windows - description:Description of *existing* materials and finishes:

Painted timber and Upvc white.

Description of *proposed* materials and finishes:

Upvc white match to existing.

Doors - description:Description of *existing* materials and finishes:

Painted solid door.

Description of *proposed* materials and finishes:

Painted solid door match to existing.

Boundary treatments - description:Description of *existing* materials and finishes:

Stone wall with stone coping.

Description of *proposed* materials and finishes:

Stone wall and stone coping match to existing.

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add descriptionDescription of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

1124-EX-01 Existing floor plans, elevations and block plan, scale-A2@1:100

1124-SK-01 Rev-E Proposed floor plans, elevations, scale-A2@1:100

1124-SK-02 Rev-D Proposed elevations and block plan scale-A3@1:100

1124-SK-03 Rev-B Proposed site plan, scale-A3@1:100

1124-L-01 Location plan scale-A4@1:1250

Design and Access Statement

Heritage Statement.

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	2	1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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

Please see the drawings.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary) ☐ Yes ☒ No

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

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake
☐ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

Ground floor spar shop and first floor 3 bedrooms flat.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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

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

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

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

15. Trees and Hedges

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

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

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

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

Residential Units

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

☐ Yes ☒ No

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18. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	144.1	144.1	269.3	125.2
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	122.5	122.5	173.0	50.5
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	0.0	0.0	0.0	0.0
Total	266.6	266.6	442.3	175.7

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

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C2	Residential institutions	0	1	1

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	4	0
Proposed employees	1	3	0

20. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1	5.30	10.00	5.30	10.00	5.30	10.00	☐

21. Site Area

What is the site area?

403.01

hectares

22. Industrial or Commercial Processes and Machinery

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

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

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

☒ Yes ☐ No

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

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

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

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

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

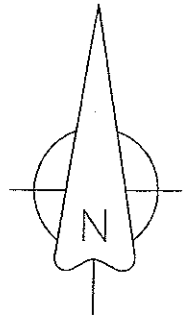
26. Declaration

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



Date:

320120245P



LOCATION PLAN

M M

ARCHITECTURAL SERVICES

158, York Avenue Preston, PR2 8DC
TEL : 07711365724
Email : moir221@hotmail.com

1. Figures dimensions to be checked in preference to scale.
2. All dimensions to be checked on site.
3. This drawing remains the copyright of the M.M. Services and may not be copied without prior consent.

Project
1 & 1A, Wittingham Road
Longridge
Preston

Drg Title
Location Plan

Drg No.
1124/L/01

Rev.
Date
Aug.11

Drawn By
M.M.

Scale
1:1250

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

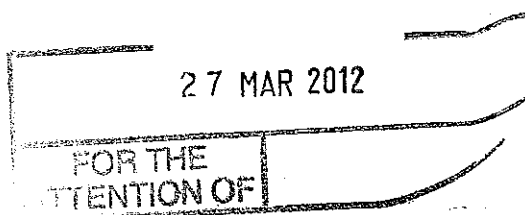
320120245P

Mr S Bhojani

Thorogoods Shop
1 Whittingham Road
Longridge
Preston
PR3 2AA

26 March 2012

Dear Mr Bhojani



Job ref: B 1126

Re: Scoping Survey (protected species): 1 Whittingham Road, Longridge, Preston, PR3 2AA.

Introduction

You have requested a protected species survey (bat survey) as a condition of a planning application to Ribble Valley Borough Council (RVBC) 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. 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 Friday 23 March between 09.30 and 10.30. The weather at the time of the inspection was dry, mild and bright (max. temp: 13.0°C; cloud cover: 5%, wind: light north-west, rain: nil) providing optimal conditions for carrying out a daylight scoping survey.

The property has very low potential for supporting roosting bats. The survey has found no evidence of bats within any part of the building and it is unlikely that protected species (bats) have ever been present.

There is only a negligible / low risk of disturbing a protected species 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 desktop search of publicly available data on protected species within the district in addition to locally significant landscape features and designated nature conservation sites.

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.

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.

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 survey includes an internal and external inspection of the building including inspection of the roof void.

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 timing of the survey is outwith the optimal survey period for breeding bat activity and roost emergence.

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.

Desktop study

A desktop study has reviewed publically available data on bats and other protected species within the area. A local data search was carried out to identify bat records within a radius of 2.5km of the site.

Reference to the National Biological Network (NBN) database has identified the following four species present within the 10km recording square SD53:

Whiskered bat	(<i>M. mystacinus</i>)
Brown long-eared bat	(<i>Plecotus auritus</i>)
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)
Soprano pipistrelle	(<i>P. pygmaeus</i>)

Pre-existing information (survey location: SD 600370)

None available

The nearest records* of bat roost activity in this locality are at:

- | | |
|----------------------------|----------------------------------|
| (1) Chapel Hill, Longridge | (SD 604365) – common pipistrelle |
| (2) Alston Reservoirs | (SD 604364) – common pipistrelle |
| (3) New Town, Longridge | (SD 604366) – common pipistrelle |

*EED database (1998 – 2012)

Description of the property

The property is a two storey building with stone and brick construction (late 19C / early 20C). The duo-pitched roof has a timber post and truss frame (figure 5) and rafter-with-purlin construction. The slate roof is lined with a bitumastic felt (figure 6); the roof void is not insulated and is not boarded for access.

The roof void has no natural light and the area is dry and well-ventilated; the roof appears to be well-maintained and fully secure. There is no evidence of bat or bird activity within any part of the roof void.

Externally the fabric of the building is well-pointed and all parts of the stonework are well-sealed and secure. Window and door openings are also very secure. The slate roof appears to be well-maintained and all roof verges (fig. 3), ridge tiles and lead-work flashings around the chimney stacks is intact.

The ground floor areas comprise shop premises and stores; the first floor is reserved for living accommodation; the building is occupied at all times.

Existing property (images taken 23.03.12)

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Figure 1: north (side) elevation



Figure 2: west (rear) elevation

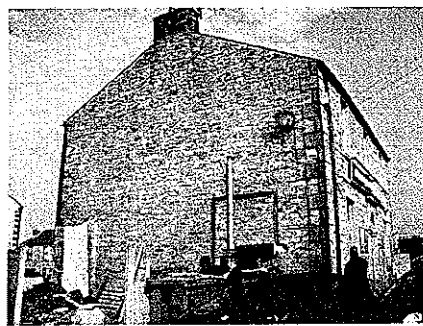


Figure 3: south and east elevations



Figure 4: roof void

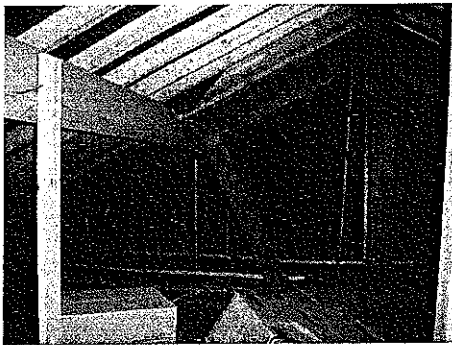


Figure 5: roof void

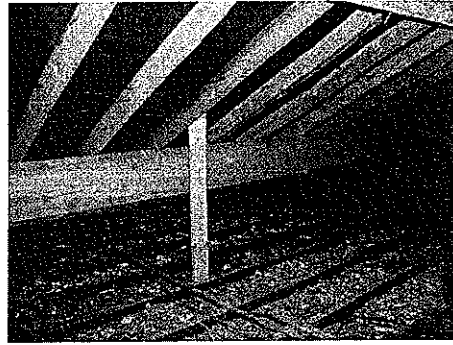


Figure 6: roof void showing rear pitch

Proposed development

It is understood the proposed alterations include a rear and side extension to the existing shop premises.

Location of the property

NGR: SD 600370; Elevation: approximately 90m; Town centre location at Longridge, near Preston.

This property is adjacent to two main roads and is close to the town centre within the urban zone. The site provides sub-optimal feeding and foraging habitat for bats and there is no extensive woodland, riparian habitat or water channel within 250m.

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).

Survey results

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

Externally there is no evidence of bat droppings or signs of access by bats; the building is very well maintained and all areas of stonework are fully pointed and secure. All roof areas, roof verge, ridge tiles, fascias, gutters and lead work flashings are intact and secure.

Evaluation of results (interpretation)

1. There is no evidence of bat activity at this property; the potential for supporting roosting bats is low.
2. It is unlikely that breeding bats have ever been present at this site; there are no field signs to indicate the site is used as day roost, transitory roost, nursery site or place of hibernation.
3. There is a negligible / very low risk of disturbing roosting bats during the proposed works.
4. The scale of impact of the development on local bat populations is likely to be negligible¹.
5. The conservation significance of the property is currently low².
6. Further survey work (emergence and activity surveys) is not required³.
7. It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats. (refer to the mitigation – general guidance notes, Appendix A).

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 conservation significance of the property is very low; there is no evidence of any bat roosting activity.

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.

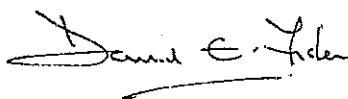
The scale of impact of the development at site level on local bat populations is likely to be negligible.

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

Mitigation guidance notes are included (Appendix A); in the unlikely situation that any bats are disturbed, contact the Bat Conservation Trust immediately for further advice.

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 notes)

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: 320120245P
1 Timing constraints	None
2 Removal of roofing materials	Although it is 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, most frequently under fascia-soffits, roof claddings, verge tile, ridge tiles and roofing felt where any small gaps exist. It is likely that solitary bats are occasionally active within part of the apex roof above the north gable wall (as located in figures 2, 5 and 6 of this report). It is recommended that building contractors take additional care when removing fascia boards, verge tiles and ridge tiles to avoid potential injury to roosting pipistrelles. Bats can be found at any time of year, although most individuals are found during spring and early summer (March and April) and late summer / early autumn (August and September).
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.

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

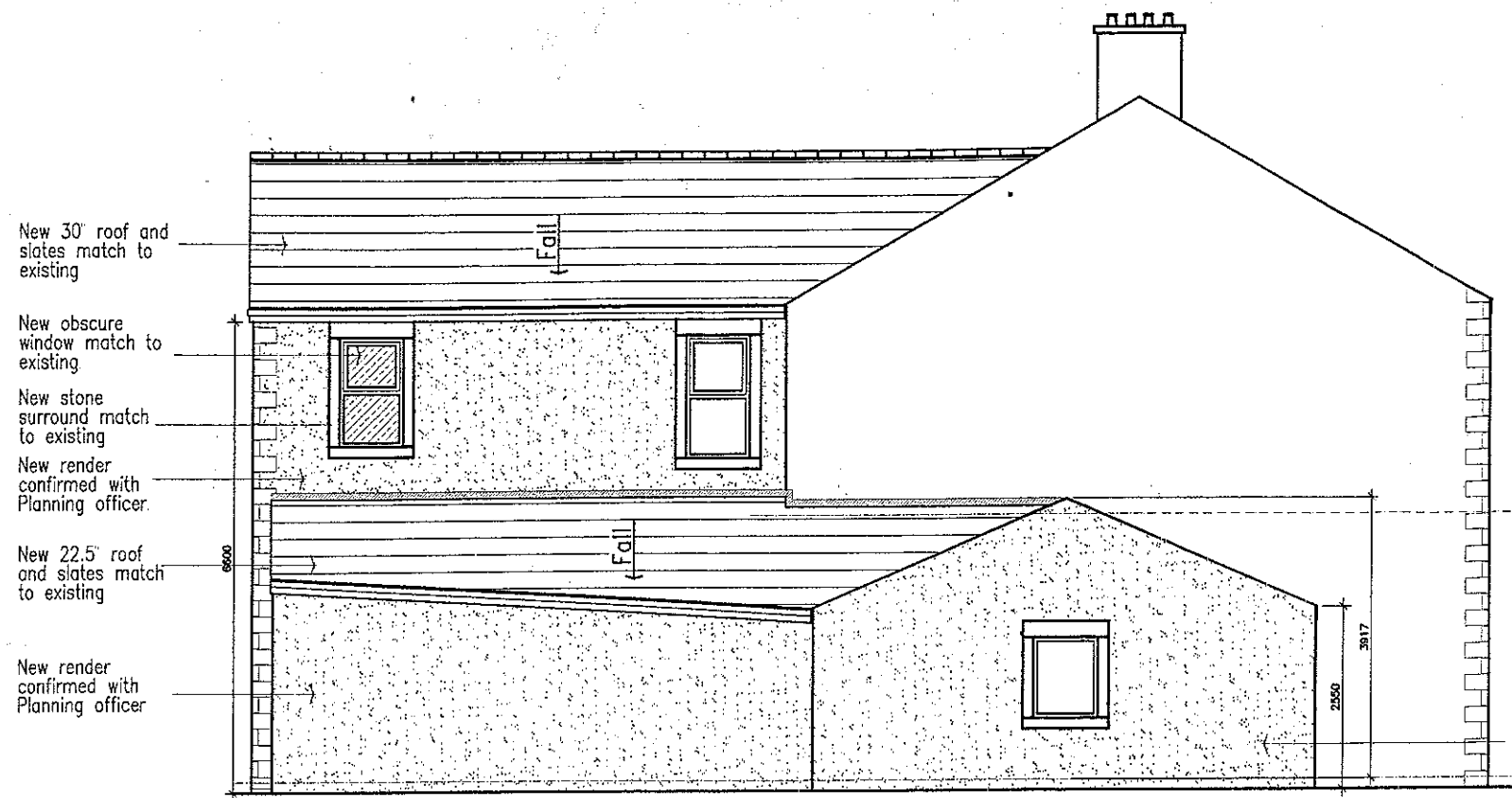
Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust

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

The following sources were consulted during the preparation of this report:

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. Lancashire Wildlife Trust
9. Lancashire Biodiversity Partnership
10. Ribble Valley Borough Council
11. Biological Heritage Sites Partnership (LCC, NE and LWT)
12. EED dataset (Lancashire bat records 2000 - 2011)
13. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
14. Natural England - Nature on the map (www.natureonthemap.org.uk)



PROPOSED SOUTH ELEVATION

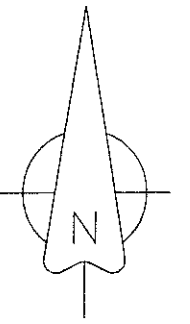


PROPOSED EAST ELEVATION



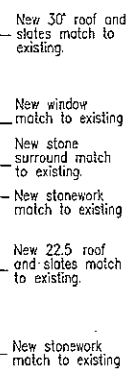
PROPOSED BLOCK PLAN

320120245P



Rev-C	Elevations amended	24-02-2011
Rev-B	Scheme revised	13-01-2011
Rev-A	Dimension added	24-10-2011

M M		Project 1 & 1A, Whittingham Road Longridge Preston	
ARCHITECTURAL SERVICES		Drg Title Proposed Elevations	
158, York Avenue Preston, PR2 8JX. TEL : 07711395724 Email : mhm221@hotmail.com		Drg No. 1124/SK/02	Rev. C
1. Figures dimensioned to be followed in preference to text. 2. All dimensions to be checked on site. 3. This drawing remains the property of the M.M. Service and may not be copied without prior consent.		Drawn By M.M.	Scale & Date 1:100 Aug.11

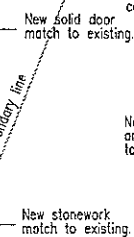


This architectural elevation drawing shows a two-story house with a gabled roof and a chimney on the left. The drawing includes several annotations for proposed works:

- New render confirmed with Planning officer:** Indicated on the upper left wall and the lower right wall.
- New 30' roof and slates match to existing:** Indicated on the main gabled roof.
- New obscure glazed window match to existing:** Indicated on a small window on the upper right wall.
- New solid doors match to existing:** Indicated on the two doors at the ground level.
- New 22.5 roof and slates match to existing:** Indicated on the lower right roof section.

Dimensions are provided on the left side of the drawing:

- Overall height: 5450
- Height to the top of the main gable: 3773
- Height to the top of the lower section: 2400



Architectural floor plan of a house with various rooms and construction notes. The plan includes a Kitchen, Bedroom 2, Bedroom 3 (CEILING-2809), Bedroom 4 (CEILING-2575), Family room (CEILING-2555), Utility, Master bedroom, Bathroom, and En-suite. Construction notes include: New 22.5 roof and slates match to existing; New code 4 lead flashing and cavity tray; New render confirmed with Planning Officer; New window match to existing; New code 4 lead flashing and cavity tray; New 22.5 roof and slates match to existing; New gutter; Existing window blocked up; Existing door blocked up; Existing wall removed; New code 4 lead flashing and cavity tray; New 22.5 roof and slates match to existing; New gutter match to existing. The plan also shows a 'Fall' direction for the roof and a 'New wall' in the Master bedroom.

320120245P

Rev-F	ridge dimension added	21-03-2012
Rev-E	ridge height increased	12-03-2012
Rev-D	Elevations amended	24-02-2012
Rev-C	Scheme revised	13-01-2012
Rev-B	Dimension added in elevation	25-10-2011
Rev-A	Dimension added	24-10-2011