

23 MAR 2012	
FOR THE ATTENTION OF	

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120307P

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:	Mrs	First name:	Doreen	Surname:	Carter
Company name:					
Street address:	Bonny Blacks Farm		Country Code	National Number	Extension Number
	Howgill Lane		Telephone number:		
	Rimington		Mobile number:		
Town/City:	Gisburn		Fax number:		
County:	Lancashire		Email address:		
Country:	England				
Postcode:	BB7 4JL				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	andrew	Surname:	morgan
Company name:	adm design				
Street address:	brook lea colne road		Country Code	National Number	Extension Number
	sough		Telephone number:	01282 853335	
			Mobile number:	07931557214	
Town/City:	barnoldswick		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	bb18 6td		admdesign@btconnect.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed conversion of existing outbuilding to holiday cottage

Has the building work or change of use already started?

☒ Yes ☐ No

If Yes, please state the date when the building work or use started:

01/02/2012

Has the building work or change of use been completed?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

5. Pre-application Advice

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

☐ Yes ☒ No

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

7. Waste Storage and Collection

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

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

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Doors - description:

Description of *existing* materials and finishes:

painted timber

Description of *proposed* materials and finishes:

light oak upvc

Boundary treatments - description:

Description of *existing* materials and finishes:

natural stone walls and hedgerows

Description of *proposed* materials and finishes:

to remain unchanged

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmacadam

Description of *proposed* materials and finishes:

To remain unchanged

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:

ADM/12/01/01 - Survey drawing

ADM/12/01/02 - Planning scheme

ADM/12/01/03 - Location plan

Justification statement

Design and Access Statement

Conversion Assessment and Method Statement

Wildlife Survey

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	6	8	2
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):

Connect to existing Sewage treatment plant

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:

vacant

Is the site currently vacant? ☒ Yes ☐ No

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

storage facility

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

01/01/2009

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

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

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	0.0	0.0	0.0	0.0
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

All Types of Development: Non-residential Floorspace (continued)

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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	0.0	0.0	0.0	0.0
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	100.0	0.0	0.0	0.0
	Total	100.0	0.0	0.0	0.0

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
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19. Employment

If known please complete the following information regarding employees:

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

21. Site Area

What is the site area?

100 sq.metres

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:

Not applicable

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: Mr First name: andrew Surname: morgan

Person role: Agent

Declaration date: 22/03/2012

☒ 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.

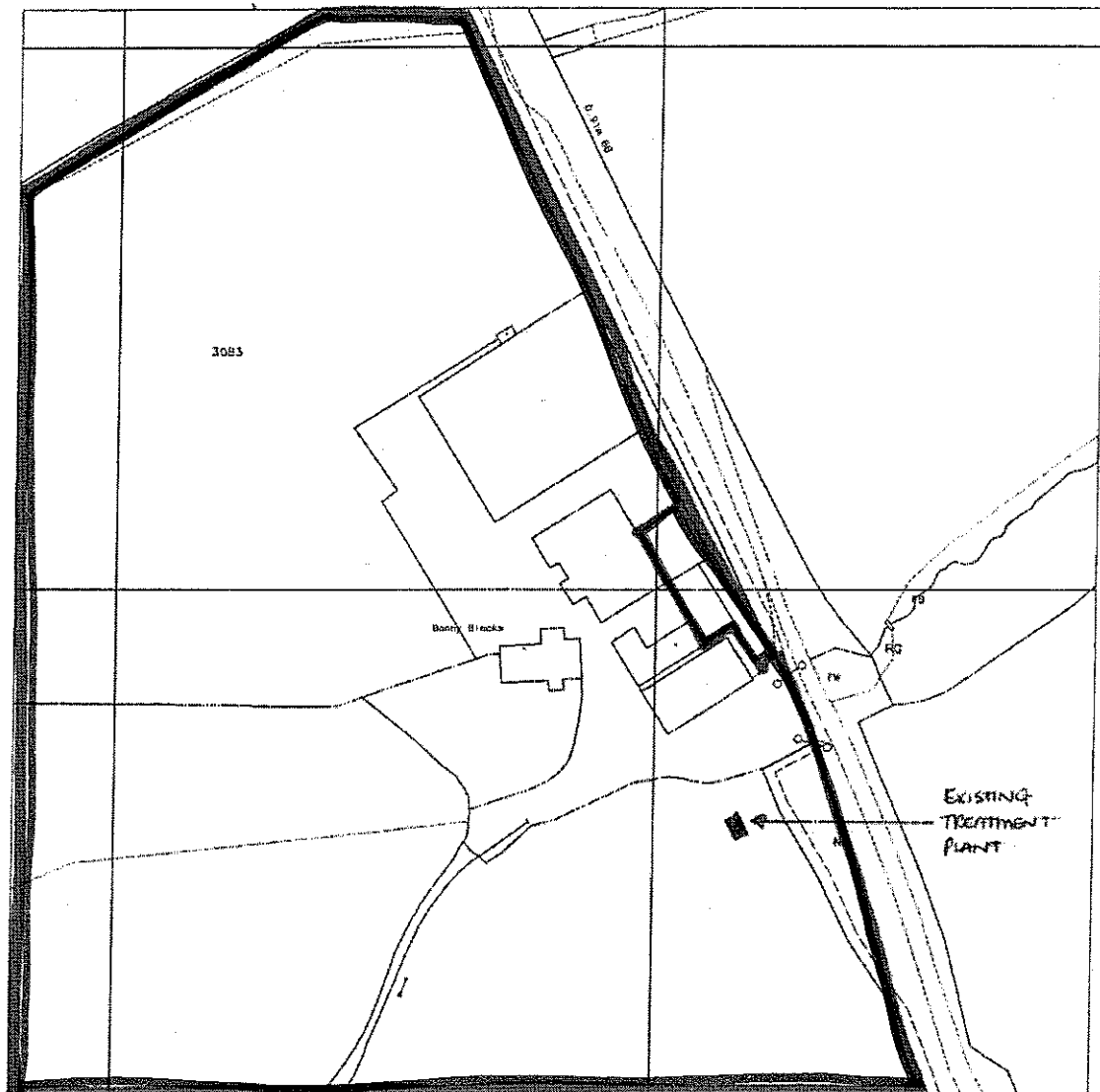


Date

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Siteplan Data™



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Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.



Centre Coordinates: 384381 446807

National Grid sheet reference at centre of this Siteplan: SD8446

Supplied by: National Map Centre St A
Serial Number: 01758300

DRAWING NO ADM/12/01/03

Bonny Blacks Farm
Howgill Lane
Gisburn, Lancs

adm design

320120307P

Design & Access Statement for

**Proposed conversion of existing
outbuilding to holiday cottage at**

**Bonny Blacks Farm
Howgill Lane
Gisburn
Lancashire
BB7 4JL**

March 2012

adm design

Design

Proposal

This planning application proposes the conversion of an existing farm outbuilding into holiday accommodation at Bonny Blacks Farm, Howgill Lane, Gisburn.

Site Description

The site is located in within a cluster of existing buildings, originally of agricultural purpose. The farm site is relatively isolated and lies within countryside, accessed by an unclassified carriageway. The buildings immediately adjacent the proposal were converted into holiday cottages under a planning consent granted 11th October 2006 (Application no. 3/2006/0677) and the attached outbuilding was granted planning permission for conversion into a holiday cottage on 30th July 2010 (Application no. 3/2010/0441). This conversion is currently in progress.

There are no neighbouring properties with any significant proximity to the proposed scheme.

Process

Assessment and due consideration has been given to the following issues through the design process.

Due to a down turn in their furniture business the applicants decided to diversify into the tourism market and planning consent was sought to convert the barn on this site into holiday accommodation. Planning Permission was granted on 11th October 2006 (application no. 3/2006/0677).

There has been very strong interest and consistent demand since conversion of the main barn into holiday cottages and therefore work is underway converting the attached outbuilding to provide further accommodation.

The applicant's objectives are to meet growing demand for the holiday accommodation by utilising the remaining vacant outbuilding. The existing structure and layout would provide a useful space for holiday accommodation.

The conversion will revitalise the existing building which would otherwise lay redundant and very quickly deteriorate into disrepair.

Considering the close proximity of the outbuilding to the existing holiday cottages this scheme will provide a more uniform use of the site and the general appearance will benefit as a result.

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Use

The land is currently a small proportion of the applicant's private land therefore does not represent any significant loss of amenity. The new proposal will provide additional holiday accommodation increasing the existing facility.

Amount

The proposed conversion covers a footprint of approximately 85m² with a ridge height of 5m. The existing holiday accommodation covers a footprint of approximately 430 m².

Due to the nature of the proposal there are no additional access or infrastructure requirements.

Layout

With the exception of some minor changes to the openings on three elevations, there is no change to the external layout of the site. The layout is typical of buildings formerly used for agricultural purposes.

Scale

As discussed there are no significant external changes. The existing single storey elevations will remain. The two storey barn is set back from Coal Pit Lane. The single storey outbuildings stand in front of this by approximately 6m. This gives the appearance of uniform height when viewed from Coal Pit Lane and maintains the effect of defensible space.

Landscaping

The existing site is mainly hard surfaced with tarmacadam providing parking and circulation space. The site is surrounded with green agricultural land including trees and shrubbery. The North East elevation runs parallel to Coal Pit Lane. There is no requirement for removing any existing trees or other landscaping from site.

Appearance

The proposals have no significant impact on the external appearance of the site. The minor changes to the fenestration of the elevations and the repairs to the roof etc. will utilise reclaimed materials and materials closely matching the existing. The architectural style will remain unchanged.

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Crime Prevention

The proposal has no detrimental impact in terms of potential crime risk. The security of the proposal, the existing dwelling and neighbouring properties is not compromised by the conversion.

Current best practice will be adopted in terms of security measures. The design of doors and windows etc will incorporate high security features and components.

Environmental Impact

The applicant is committed to ensuring that the scheme will have the minimum effect on the environment. Reclaimed materials will be utilised where possible. Due consideration will be given to appropriate sourcing of other materials. The building elements are to be upgraded to meet current requirements for conservation of fuel and power. It is intended that the scheme will exceed the requirements of Approved Document part L2 of the Building Regulations.

Access

The existing site is accessed via an unclassified carriageway Coal Pit Lane. Coal Pit Lane is accessed via the A682, an arterial road linking Gisburn to Barrowford. Additional traffic due to this proposal will be minimal and infrequent and therefore will not have any significant impact on these routes.

There is no requirement for creating new access from the public highway. The existing access is independent and not shared with neighbouring properties. The existing property already provides a surplus in vehicular parking provision and circulation space is at a premium. The existing provision will accommodate the new proposal without the need for enhancement.

The requirements of Approved Document M of the Building Regulations will be adopted with regard to personnel access which will adequately satisfy the requirement of the proposal.

March 2012

Justification Statement

For the proposed conversion of an existing outbuilding to holiday cottage at Bonny Blacks Farm, Howgill Lane, Gisburn, Lancashire, BB7 4JL

Planning permission was granted on 11th September 2003 (application no. 3/03/0185/P) for the applicants to convert the existing barn and outbuildings for additional space for their furniture business.

Due to a down turn in the business the applicants decided to diversify into the tourism market and planning consent was sought to convert the barn into holiday accommodation. Planning Permission was granted on 11th October 2006 (application no. 3/2006/0677).

Since completion of the conversion the holiday lettings have been very popular and demand then lead to the applicant applying for planning permission to convert an outbuilding into a further holiday cottage. This application was approved on 30th July 2010 (Application no. 3/2010/0441)

This conversion is now underway and in anticipation of strong demand, the applicant is now seeking permission to convert the remaining outbuilding to provide a further holiday cottage.

We consider the application to be justified in terms of revitalising the existing building which would otherwise lay redundant and very quickly deteriorate into disrepair. Considering the close proximity of the outbuilding to the existing holiday cottages this scheme will provide a more uniform use of the site and will allow the applicant to complete the redevelopment of the buildings to provide an attractive and desirable cluster of holiday cottages to compliment the character of the surrounding area.

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**Conversion Assessment and Method
Statement for**

**Proposed conversion of existing
outbuilding to holiday cottage at**

**Bonny Blacks Farm
Howgill Lane
Gisburn
Lancs
BB7 4JL**

March 2012

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1) Conversion Assessment

Site / Location Address

Bonny Blacks Farm
Howgill Lane
Gisburn
Clitheroe
Lancashire
BB7 4JL

Ordnance Survey Grid reference

SD8446

Condition of Structural Elements

A) Roofs:

Condition of existing roof/roofs:

The roofs are covered with blue slate and ridge tiles. The roof covering has recently been refurbished with the slates relaid on roofing felt to provide a watertight roof. The roof construction is timber purlins and battens with timber trusses to the hips.

Roofs:

Alteration/repair/removal:

No further alteration or repairs are required to the roof.

B) Walls:

Condition of existing walls:

The North East elevation consists of a random stone wall which is generally true and in good condition showing no significant defect or signs of deterioration.

The remaining external elevations are brickwork. These are generally in good condition. There are some areas of loose and missing brickwork which will require localised repair.

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C) Walls:

Alteration/repair/extension or demolition

Generally the walls require some minor localised repair work as mentioned above.

Perimeter Elevations

To the North West elevation there are no alterations required.

To the North East elevation a new window opening and new single door opening are to be created. In terms of structural modifications, new heads and cills will need installing and the reveals made good as required.

To the South East elevation there are no alterations required.

the existing door opening is removed and blocked up in materials to match.

To the South West elevation the existing door is to be removed and blocked up in materials to match. The existing window is to be retained. A further door opening is to be blocked up in part to create a window and doorway.

D) Details of demolition work:

Total wall area, measured externally = 108m^2

Total wall area to be demolished = 0m^2

% of walls demolished = 0%

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E) Walls:

Formation of internal lining walls:

The existing walls will be lined with a timber framework and insulated plasterboard.

It is not intended that the new internal partitions will provide any support to the existing structure.

E) Floors:

Existing/proposed floors

The existing concrete floors are to be removed. Levels are to be reduced to receive a new 50mm sand/cement screed laid on 80mm rigid insulation on a reinforced concrete ground bearing slab on 150mm well compacted hardcore sub base. Assuming existing concrete slabs are typically 100mm thick, the excavation depth required will be 180mm which does not encroach on the existing foundations.

External levels will remain unchanged. The proposed relationship between internal floor and external ground levels will remain unchanged.

F) Ground works

Foundations

The addition of a localised foundation will be required to infill between existing where the existing doorway is blocked up on the South West elevation. A new strip foundation is anticipated. It is not expected that construction of this will undermine the existing walls or foundations and therefore should not adversely affect the existing structure.

Internal partitions will be lightweight timber stud construction bearing on the new ground floor slab and therefore have no impact on the existing structure.

Services

Services and drainage exist on site. There is no requirement for changes to the existing surface water drainage.

New service connections will be made to the existing infrastructure on site and will be routed into the building underground prior to construction of the localised foundations as stated above. Similarly, a foul drainage connection will be made to the existing infrastructure available on site. The new drain will

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be routed into the building in conjunction with the localised foundation works required above. There will be no requirement, therefore, to undermine any existing walls.

G) Other Factors

The proposed structural works are considered minor and do not pose any significant risk to the structural integrity of the existing building provided the works are executed in a competent manner.

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2) Method Statement

Site / Location Address

Bonny Blacks Farm
Howgill Lane
Gisburn
Clitheroe
Lancashire
BB7 4JL

Ordnance Survey Grid reference

SD8446

A) Initial Procedure

Examine the site and clear rubbish, read all drawings, specifications and method statements. Adhere to instructions contained therein.

The Building Control office must be notified in advance of works commencing.

B) Initial Precautions

All available record information regarding live services must be referred to prior to commencement. Any known services must be located by CAT scan and careful hand digging and clearly marked prior to excavation works.

During the formation and alteration of openings as stated in the Conversion Statement above, adequate and appropriate temporary works must be adopted. Roof members and any overlying masonry must be adequately propped and needled where necessary to transfer loads to the ground during construction and removed only once the new masonry has gained sufficient strength.

C) Sequence of Works

1. Strip out all redundant apparatus and soft construction. Clear all debris away and remove from site.
2. Remove the internal partition wall and cut out new internal opening, making good any disturbed adjacent structure.
3. Remove existing floor covering and reduce level ready to receive new floor construction.
4. Install new hardcore sub base layer and compact with hand operated vibrating plate compactor.
5. Excavate for new foundations where openings are to be blocked up. Pour foundations. Foundations should be poured on the same day as

- excavation to avoid any instability caused by leaving excavations open.
6. Install ductwork/pipework for new service connections.
 7. Prop structure where necessary as stated above.
 8. Make alterations to openings in external walls.
 9. Lay new membranes and reinforcement and pour new concrete floor slabs.
 10. Install insulation and floor screed.
 11. Complete external and internal finishes

D) Special Considerations

All work to be carried in strict accordance with any approved plans and to the satisfaction of the building control officer. Ensure that all works are executed with in line with current health and safety legislation in particular The Construction (Design & Management) Regulations 2007.

The works will be undertaken in very close proximity to the newly refurbished barn and special care must be given to protection of the adjacent building.

E) General

The site is positioned between two adjacent existing buildings and there is limited space for circulation and storage. Adequate planning of the site will be required to execute the works and mitigate any potential damage to existing structures.

WILDLIFE SURVEY FOR BATS

AT

**Former Store & Workshops
Bonny Blacks Farm
Gisburn**

320120307P



Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: **01772 783322** Mob: **07813 140682**
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk





BAT SURVEY & REPORT

Commissioned By:

Mrs D Carter

Address:

28 Sycamore Ways
Barnoldswick
Colne, BB18 5RA

Tel No:

01282 815938
07932 021744

Instruction Method:

Verbal

Bat Survey Address:

Former Store & Workshops
Bonny Blacks Farm
Gisburn, BB7 4JL

Visit Date/Time:

5 June 2010 @ 12.45hrs

Weather Conditions:

Overcast, dry and warm with no wind

Document Reference:

1295

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BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

- 1 Presence of live or dead bats.
- 2 Bat droppings.
- 3 Moth and insect wings and remains.
- 4 Faint scratch marks on roof timbers.
- 5 Grease staining marks on roof timbers.
- 6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Bat box 'duet' bat detector,
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small.

BAT SURVEY & REPORT**Bat detection methods**

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:

No evidence of use by bats was found.

Medium risk:

Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:

Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

Property

External Survey Results

Building type

Outbuildings:
Extension:
Other:

YES	NO
-----	----

☒	☐
☐	☒
☐	☒

Comments: The single storey buildings form three sides of a small courtyard.

Construction

Stone
Brick
Other:
Bat Access Places

☐	☒
☒	☐
☐	☒
☒	☐

Comments: Construction is of Accrington brick and has been well built.

Roof

Slate
Tile:
Other: Stone
Bat Access Places

☒	☐
☐	☒
☐	☒
☐	☒

Comments: The roof is in good condition with no bat access places.

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☒
☐	☒
☐	☒

Comments: A careful search could find no signs of use by bats.

External Conclusions:

No signs of use by bats could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

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Internal Survey Results

Is the building lived in: The building is not in use at present

Construction

Stone
Brick
Other/plaster
Bat Access Places

YES	NO
	✓
✓	
✓	

Comments: Some of the walls have been rendered and whitened.

Roof space, attic or loft

Beams
Cracks in beams
Lined roof: Underfelt
Bat Access Places

✓	
	✓
✓	
	✓

Comments: All the roof space is exposed and visible from the floor. Part of the buildings have open access.

Bat signs

Bats seen
Droppings
Bat Detector Results
Staining on beams
Moth + insect wings present
Suspect summer roost
Suspect winter hibernacula

	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments: No signs of use, even by foraging or feeding bats could be found.

Internal Conclusions:

No signs of any bat activity could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn"*.

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact: **Denis Lambert** on **01772 783322** or **07813 140682** for advice.

SURVEY SUMMARY

Proposed Development

The proposal is to convert the property to holiday lets.

Site Description

This building forms part of a much larger farm building complex.

Importance of the Site

As a single storey building, this property is overshadowed by other much more suitable bat habitat in the adjoining development.

Evaluation of Survey Results

The survey could find no signs of previous or present use by bats.

Conclusion

No signs of bats could be found.

Mitigation and Enhancement

No special mitigation or wildlife habitat enhancement is required.

Timing of works

Works may be undertaken at any time.

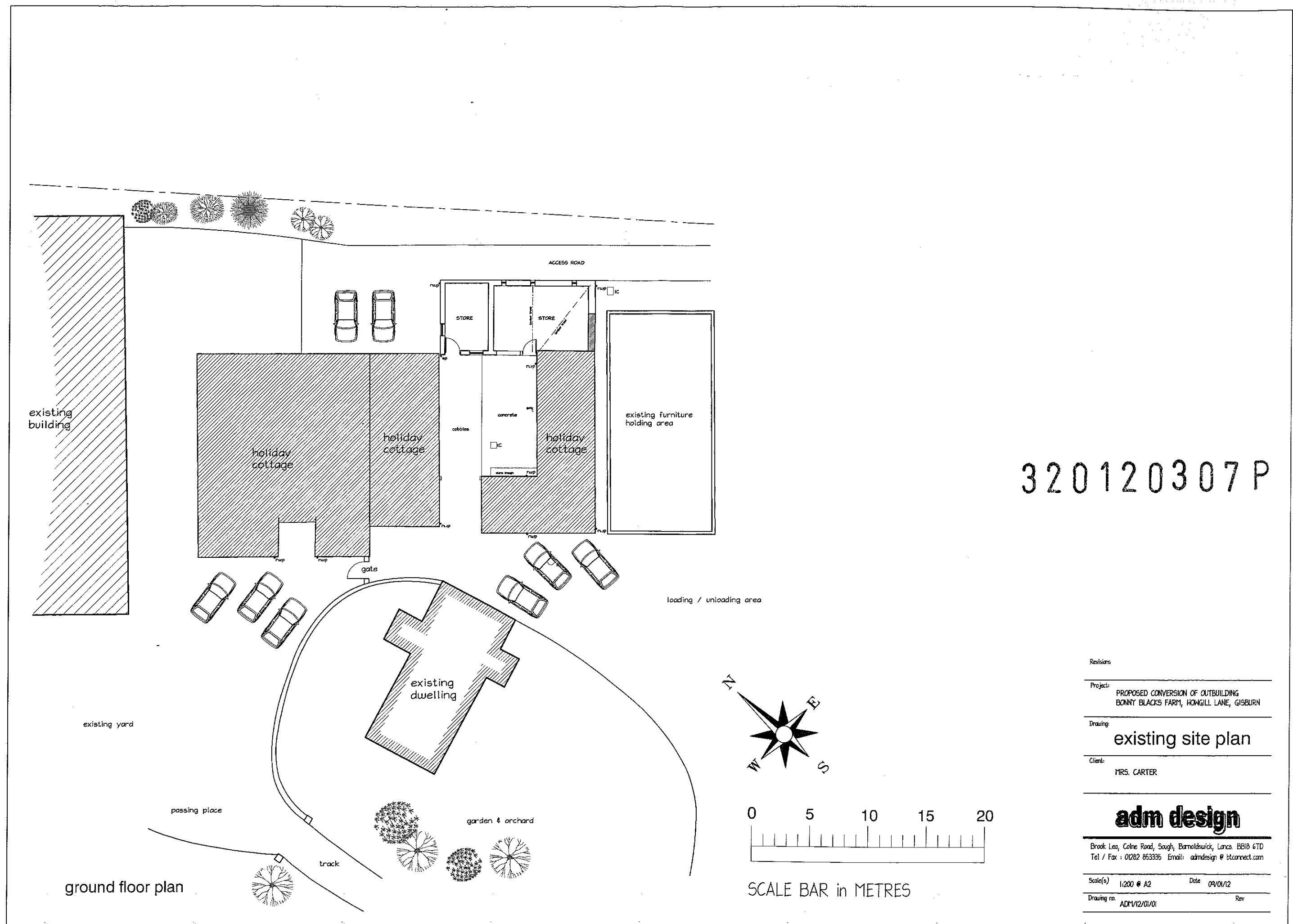
Author: Denis Lambert

Signed:

Dated:

Denis Lambert is a registered and licensed Bat Warden for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years.

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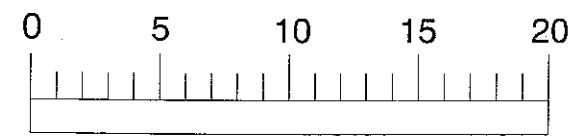
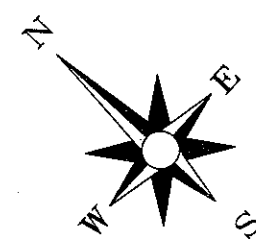
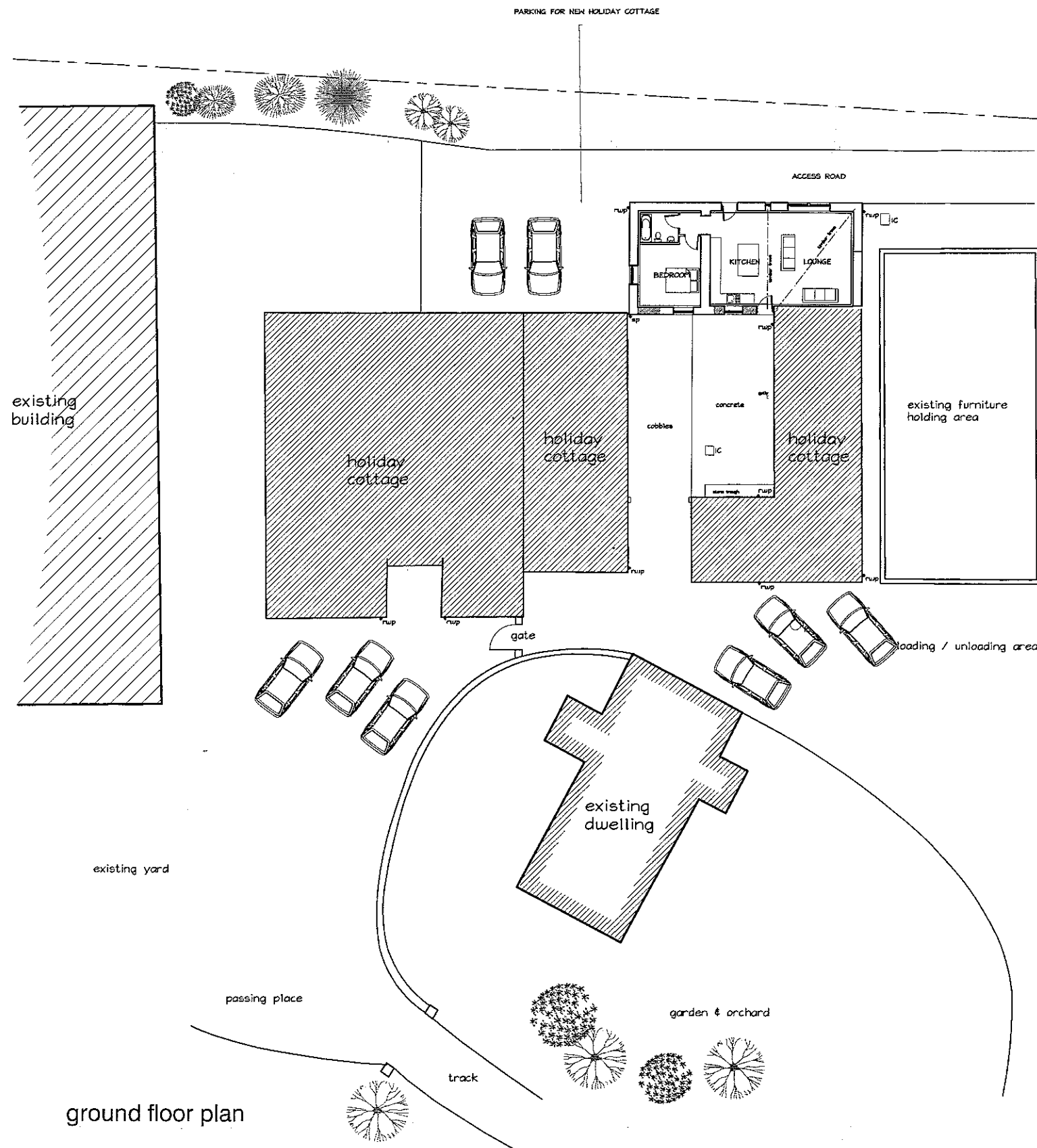
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Project:	PROPOSED CONVERSION OF OUTBUILDING BONNY BLACKS FARM, HONGILL LANE, GISEBURN
Drawing:	existing site plan
Client:	MRS. CARTER

adm design

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Tel / Fax : 01282 853335 Email: adm@btconnect.com

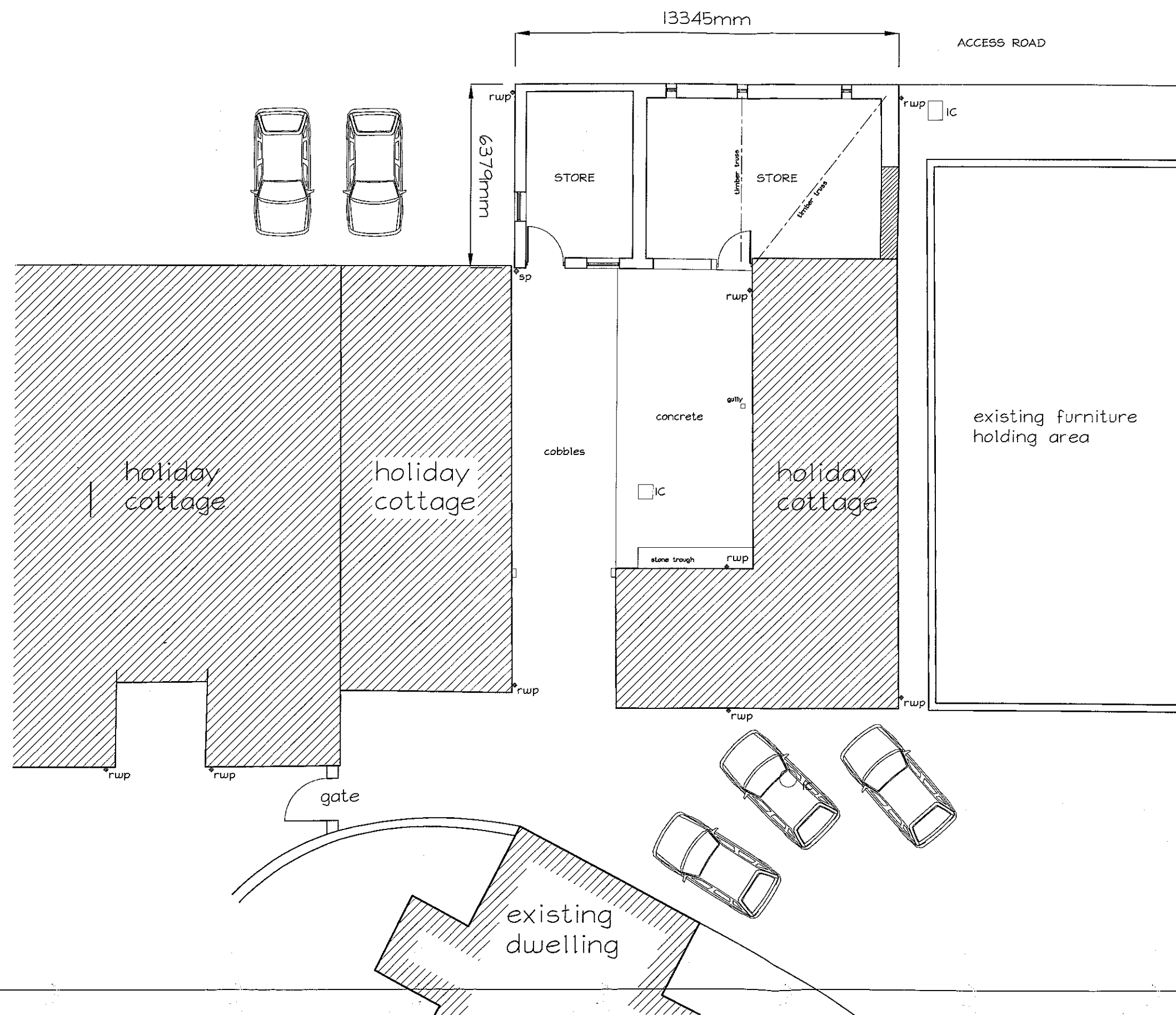
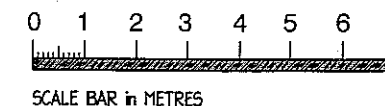
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Revisions		
Project: PROPOSED CONVERSION OF OUTBUILDING BONNY BLACKS FARM, HONGILL LANE, GISEBURN		
Drawing: proposed site plan		
Client: MRS. CARTER		
adm design		
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Scale(s): 1:200 @ A2	Date: 09/01/12	Rev:
Drawing no: ADM/12/01/02		



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Revisions

Project: PROPOSED CONVERSION OF OUTBUILDING
BONNY BLACKS FARM, HOWGILL LANE, GIBBURN

Drawing: existing floor plan

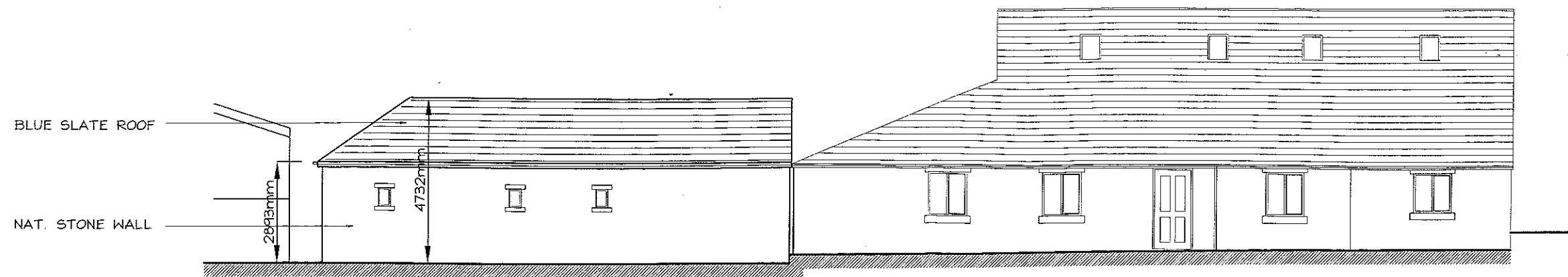
Client: MRS CARTER

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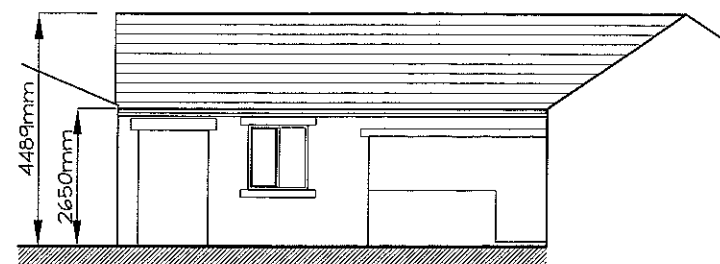
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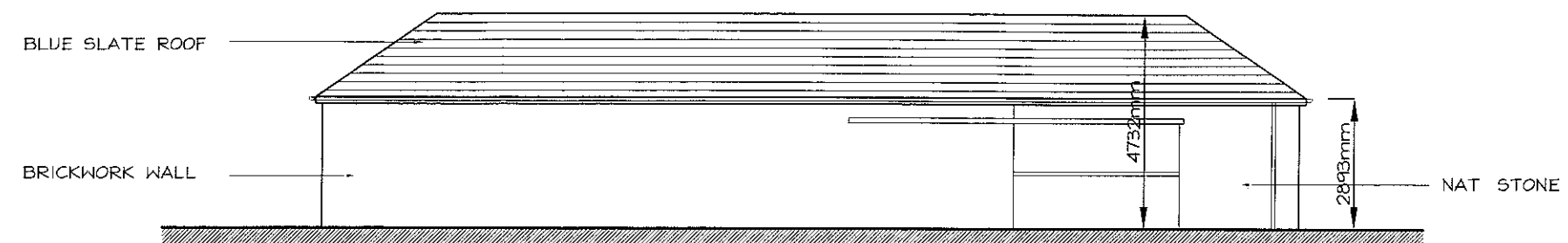


north east elevation

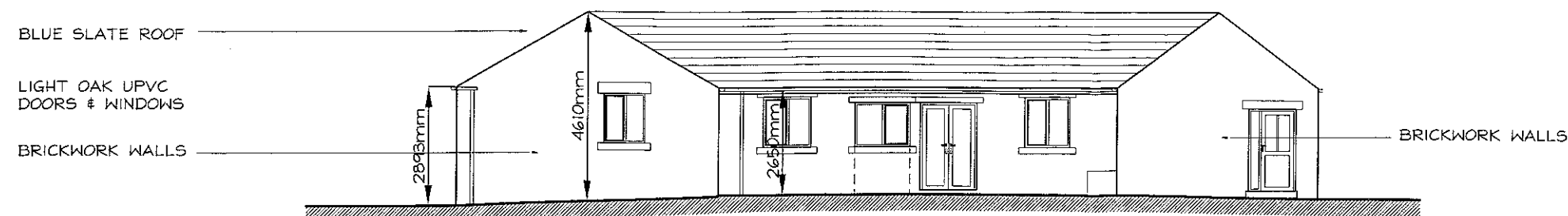
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south west elevation



south east elevation



north west elevation

Revisions

Project: PROPOSED CONVERSION OF OUTBUILDING
BONNY BLACKS FARM, HOWGILL LANE, GIBBURN

Drawing: existing elevations

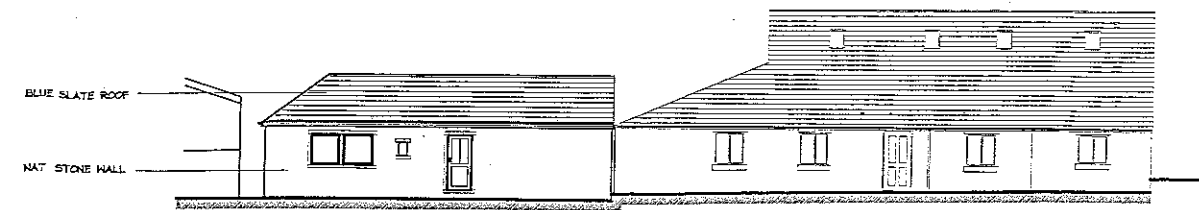
Client: MRS CARTER

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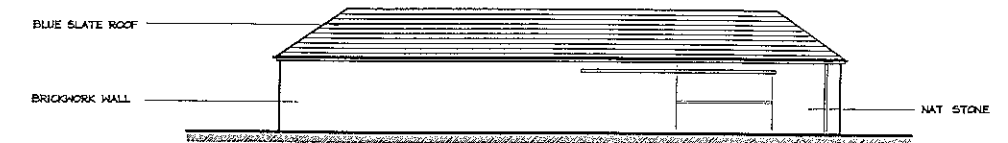
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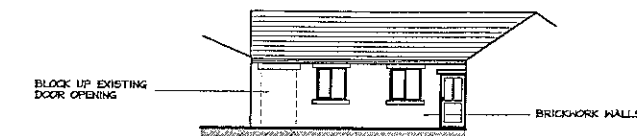
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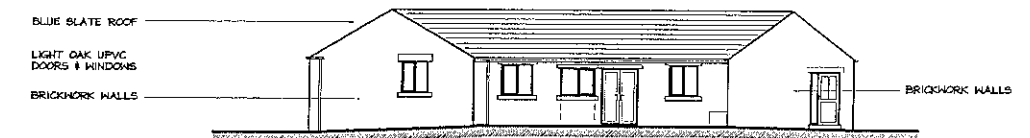
north east elevation



south east elevation

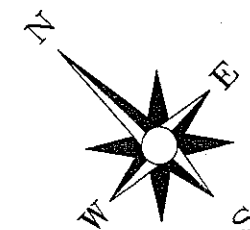
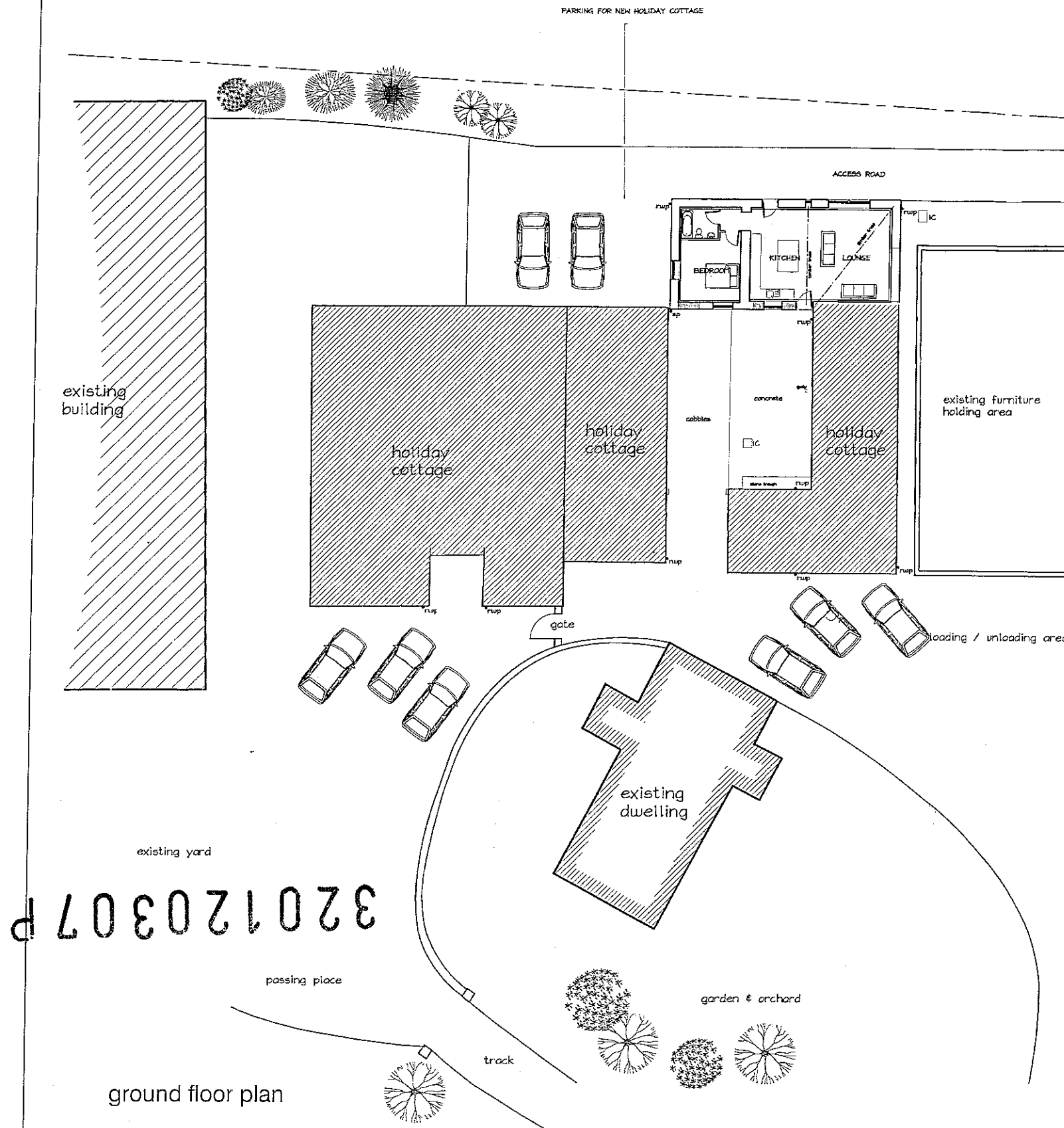


south west elevation



north west elevation

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Revisions

Project: PROPOSED CONVERSION OF OUTBUILDING
BONNY BLACKS FARM, HONGILL LANE, GILBURN

Drawing: planning scheme

Client: MRS. CARTER

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Scale(s) 1:200 @ A2 Date 09/01/02

Drawing no. ADM/12/01/02 Rev