



RIBBLE VALLEY
BOROUGH COUNCIL

02 APR 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received 320120339P

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:	Steve	Surname:	Farnworth
Company name:					
Street address:	Mouse House,		Country Code	National Number	Extension Number
	Clitheroe Road, Knowle Green,		Telephone number:		
	Longridge.		Mobile number:		
Town/City	Preston.		Fax number:		
County:	Lancashire.		Email address:		
Country:	UK.				
Postcode:	PR3 2YS.				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Colin	Surname:	Hall
Company name:	Architectural Designs.				
Street address:	186 Southport Road		Country Code	National Number	Extension Number
	Ulmes Walton,		Telephone number:	01257	453721
	Leyland.		Mobile number:		
Town/City	Preston.		Fax number:		
County:	Lancashire.		Email address:		
Country:	UK.				
Postcode:	PR268LN.		colineahall@talktalk.net		

3. Description of the Proposal

Please describe the proposed development including any change of use:

The demolition of existing stone clad single story extension to gable side of building and rebuild of same to current standards and to include a first floor dormer.

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

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	MOUSE HOUSE		
Street address:	CLITHEROE ROAD		
	KNOWLE GREEN		
Town/City:	PRESTON		
County:			
Postcode:	PR3 2YS		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	364795		
Northing:	438176		

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 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:

Ashlar stone work.

Description of *proposed* materials and finishes:

Ashlar stone work to match existing and possible re-use of existing stone.

Roof - description:

Description of *existing* materials and finishes:

Slate roof.

Description of *proposed* materials and finishes:

Slate roof to match existing.

Windows - description:

Description of *existing* materials and finishes:

Double glazed soft wood windows painted white.

Description of *proposed* materials and finishes:

Windows to match existing.

9. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

Hard wood timber door.

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Description of *proposed* materials and finishes:

To match existing doors.

Boundary treatments - description:

Description of *existing* materials and finishes:

General timber fencing and existing trees/shrubs.

Description of *proposed* materials and finishes:

As existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Vehicle access is off Clitheroe Road onto a hard standing finish.

Description of *proposed* materials and finishes:

As existing.

Lighting - add description

Description of *existing* materials and finishes:

No external lighting.

Description of *proposed* materials and finishes:

As existing.

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:

001-Existing Plans.

002-Proposed Plans Rev.A

006-3D Model View A.

007-3D Model View B.

008-3D Model View C.

009-3D Model View D.

012-Location Plan.

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	3	3	0
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

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:

The site is currently a dwelling house of single storey.

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

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

19. Employment

If known, please complete the following information regarding employees:

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	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	
A1							☒
A2							☒
A3							☒
A4							☒
A5							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒
C2							☒
D1							☒
D2							☒
Other							☒

21. Site Area

What is the site area?

00.13

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:

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: Colin Surname: Hall

Person role: Agent

Declaration date: 27/03/2012

☒ 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.



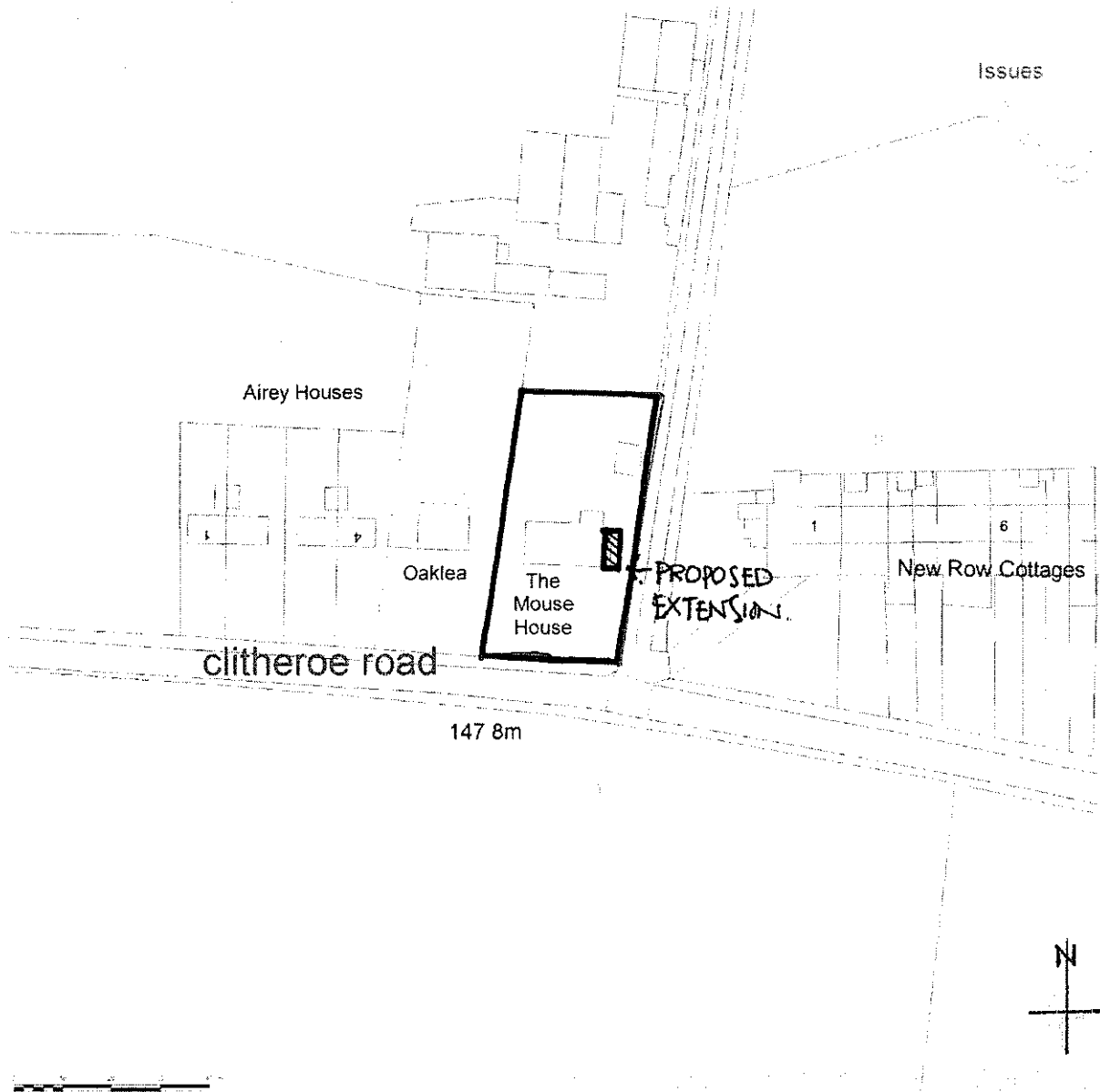
Date



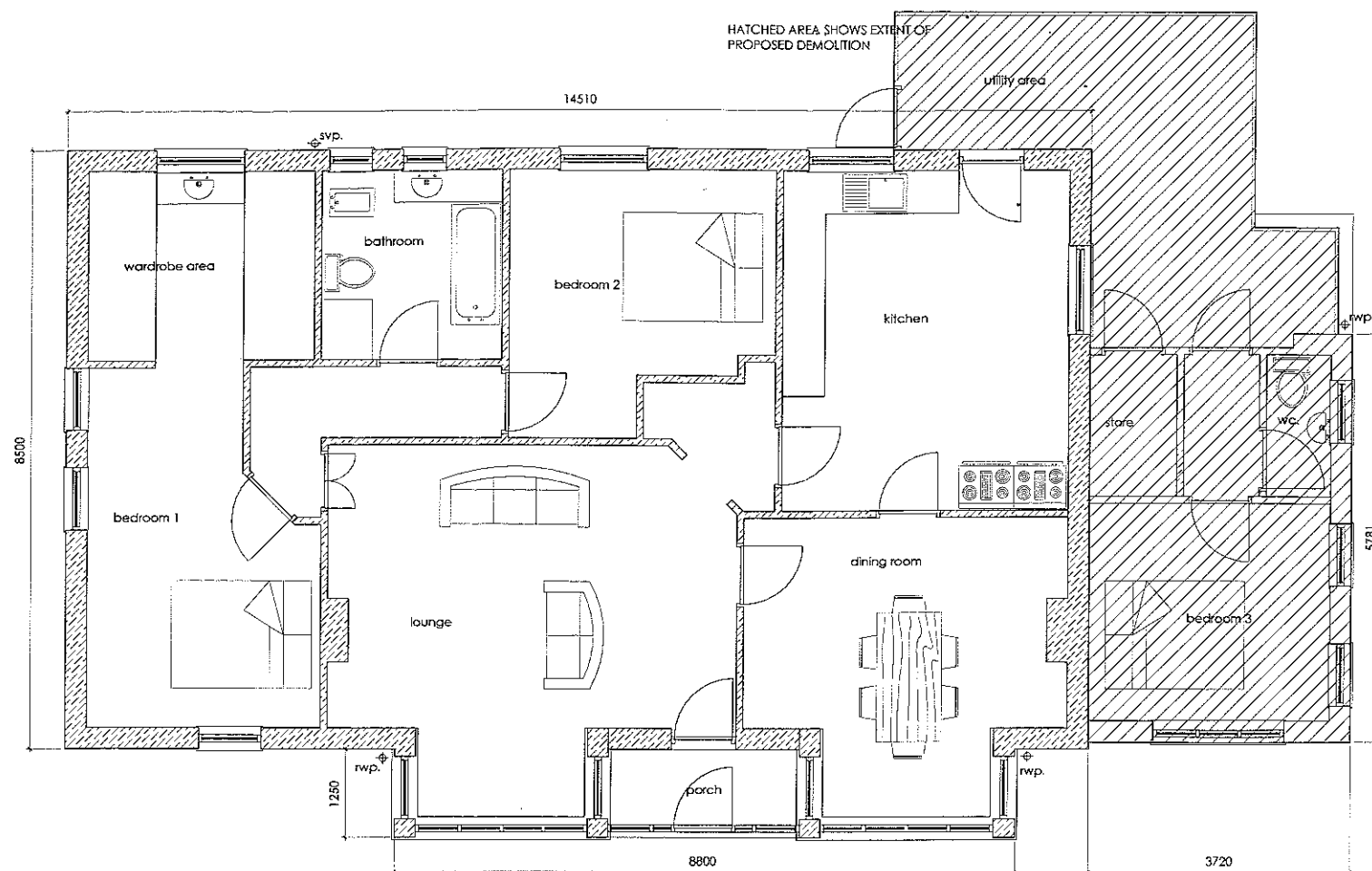
Enabled by
OS Ordnance
Survey

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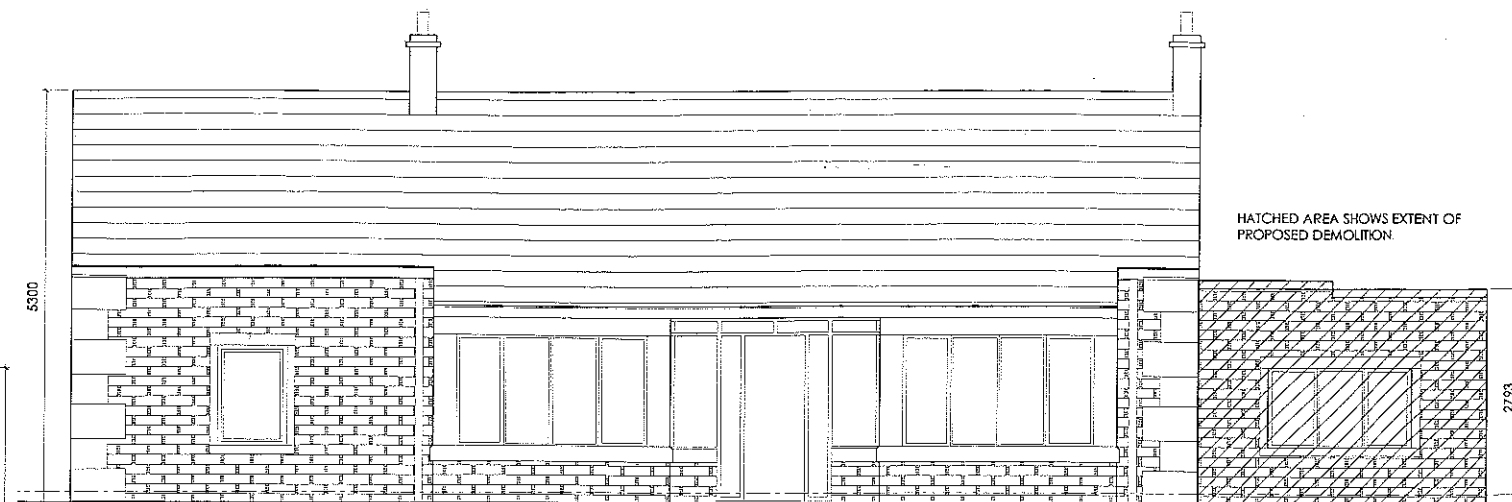
SITE LOCATION PLAN
AREA 5 HA
SCALE 1:1250
CENTRE COORDINATES: 364795, 438177



REVISIONS		DATE	TITLE	CLIENT	PROJECT		Colin Hall ARCHITECTURAL DESIGNS 186 SOUTHPORT ROAD, ULMES WATTON, LEYLAND PR26 8LN TEL: 01257 453721
REV.	DESCRIPTION						
			Location Plan	M. S. Farnworth, The Mouse House, Clitheroe Road, Knowle Green, Longridge, PR3 2YS.	THE MOUSE HOUSE CLITHEROE ROAD, KNOWLE GREEN, LONGRIDGE PR3 2YS.		
			Scale: 1:1250 Date: March 2002 Format: Drg. No. 012.				

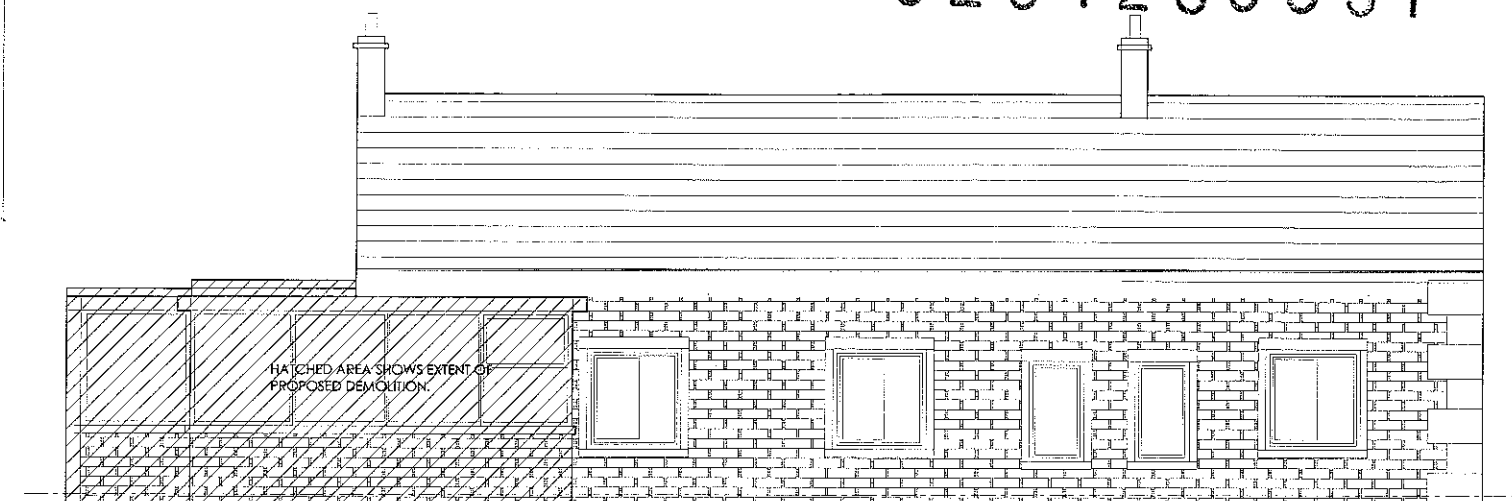


GROUND FLOOR PLAN.

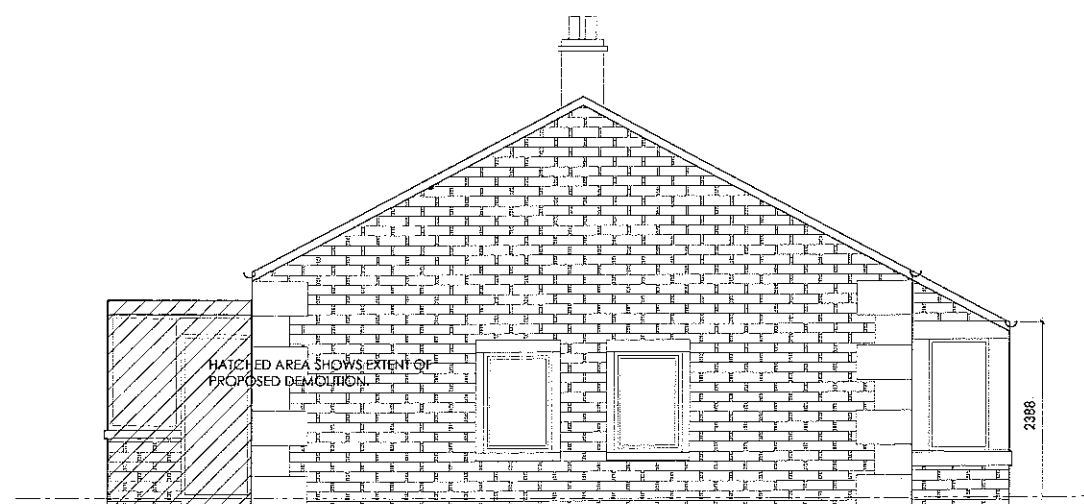


SOUTH ELEVATION.

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NORTH ELEVATION.



EAST ELEVATION.



WEST ELEVATION.

EXISTING CONSTRUCTION/FINISHES.

Walls finished in ashlar stonework with stone cills and surrounds to match.

Roof covering is natural slate with c.i. guttering. Windows s.w. painted white.

Utility area at back is constructed in timber paneling with stone to exterior and single glazed windows.

GENERAL NOTES

REVISIONS.

Rev A Description Demolition works shown.

Date April 2012

TITLE
Existing Plans.

Scale: 1:50
Date: March 2012
Format: AutoCAD 2011.

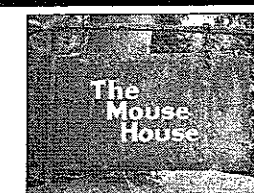
Drg. No. 001.Rev.A.

CLIENT

Mr. S. Farnworth,
The Mouse House
Clitheroe Road
Knowle Green
Longridge
PR3 2YS

PROJECT

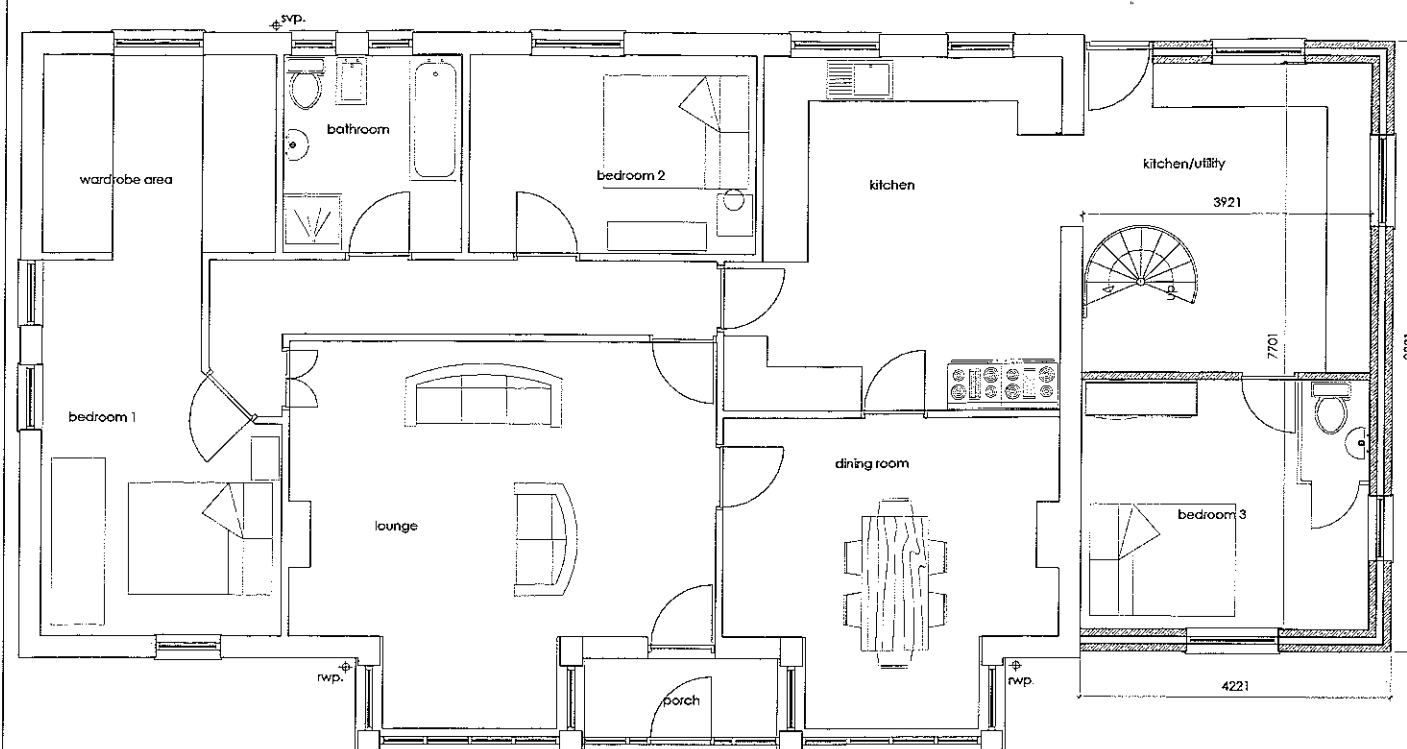
THE MOUSE HOUSE
CLITHEROE ROAD
KNOWLE GREEN,
LONGRIDGE
PR3 2YS.



Colin Hall Mclat.
ARCHITECTURAL DESIGNS

186 SOUTHPORT ROAD
ULNES WALTON LEYLAND
PR26 8LN

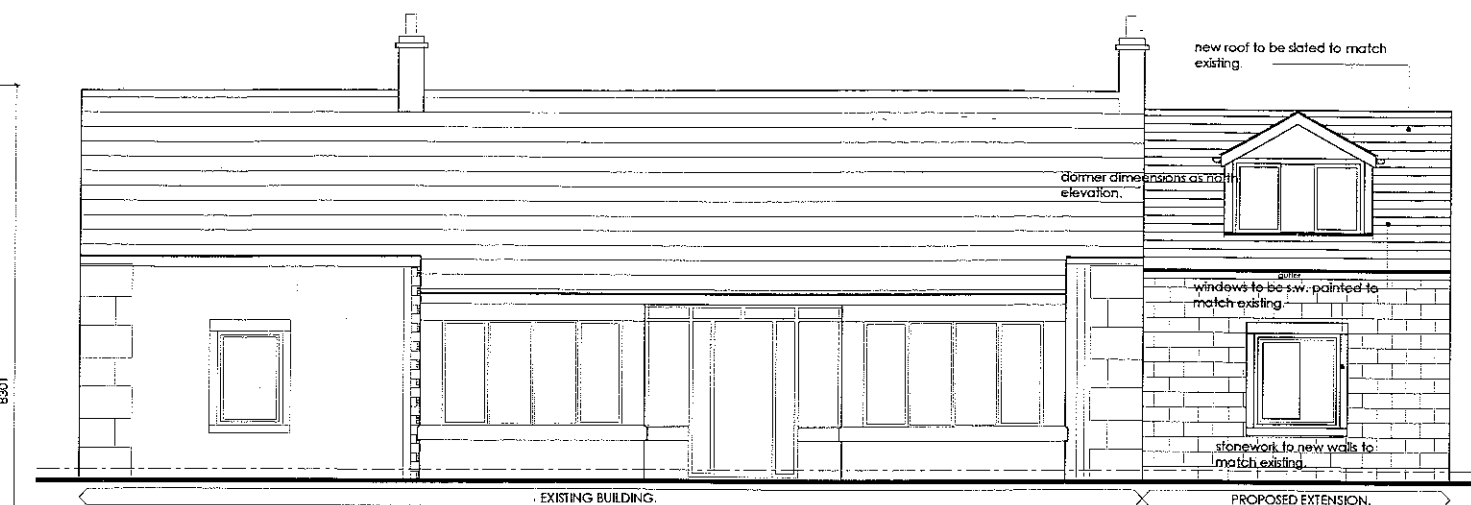
TEL: 01257 453721.



GROUND FLOOR PLAN.

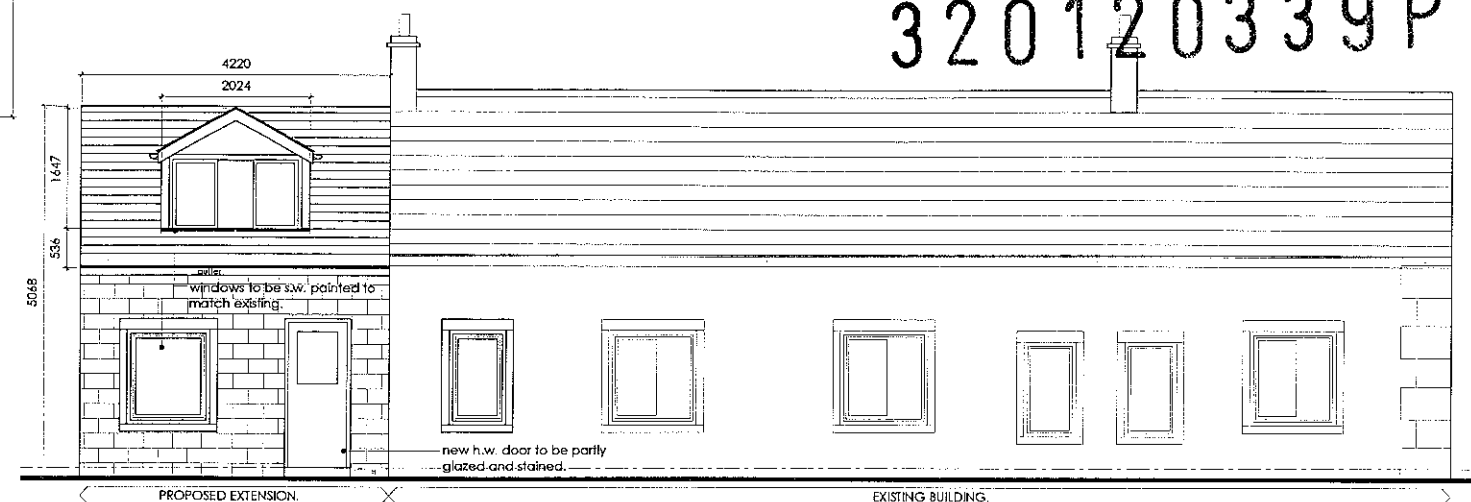


FIRST FLOOR PLAN.

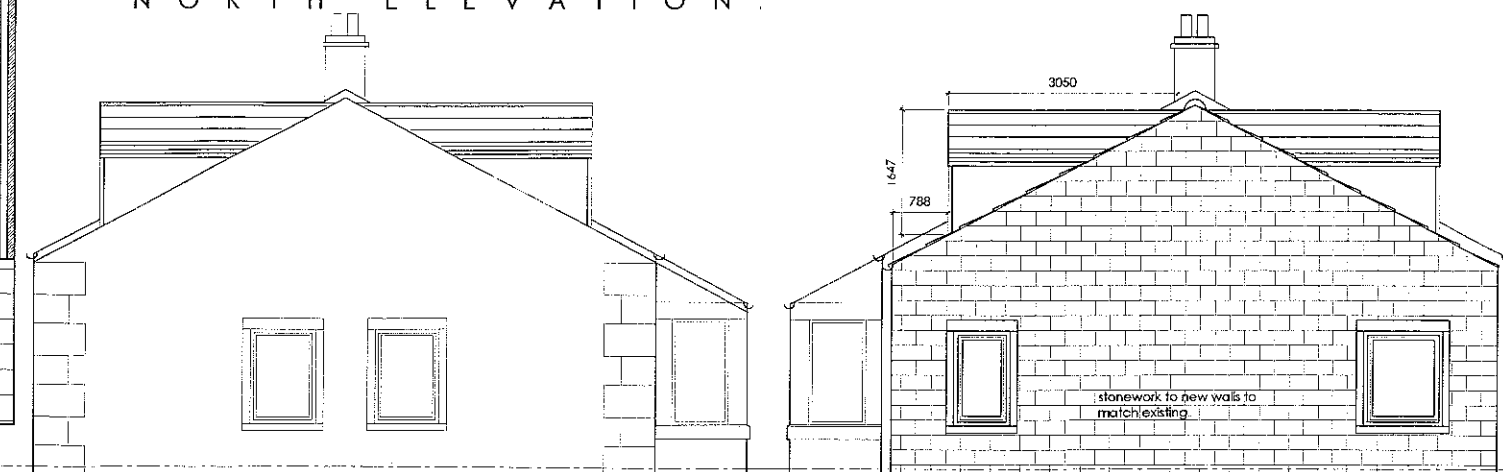


SOUTH ELEVATION.

320120339P



NORTH ELEVATION.



EAST ELEVATION.

WEST ELEVATION.

GENERAL NOTES:
All materials for new extension to match existing materials as far as possible and all to the satisfaction of the Local Authority

REVISIONS:
Rev Description
B Dimensions added to screen window.
C Dimensions amended to door and window.

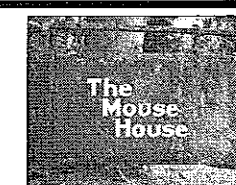
Date:
April 2012.
April 2012.

TITLE:
Proposed Plans.

Scale: 1:50
Date: March 2012
Format: AutoCAD 2011.
Drg. No. 002. Rev C.

CLIENT:
Mr. S. Farnworth,
The Mouse House,
Clitheroe Road
Knowle Green
Longridge.
PR3 2YS

PROJECT:
THE MOUSE HOUSE
CLITHEROE ROAD,
KNOWLE GREEN,
LONGRIDGE
PR3 2YS.



Colin Hall Mclat.
ARCHITECTURAL DESIGNS

186 SOUTHPORT ROAD,
ULNES WALTON, LEYLAND
PR26 8LN

TEL: 01257 453721.

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GENERAL NOTES

REVISIONS		
Rev	Description	Date

TITLE
3D Modeling
View C.
Scale
Date: March 2012
Format: AutoCAD 2011.
Drg. No. 008.

CLIENT
Mr. S. Farnworth,
The Mouse House
Clitheroe Road
Knowle Green
Longridge
PR3 2YS

PROJECT
THE MOUSE HOUSE
CLITHEROE ROAD
KNOWLE GREEN
LONGRIDGE
PR3 2YS

Colin Hall	Mciat.
ARCHITECTURAL	DESIGNS
186 SOUTHPORT ROAD	
ULNES WALTON LEYLAND	
PR26 8LN	
TEL: 01257 453721	

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GENERAL NOTES

REVISIONS

Rev Description

Date

TITLE

3D Modeling
View B.

Scale

Date: March 2012

Format: AutoCAD 2011

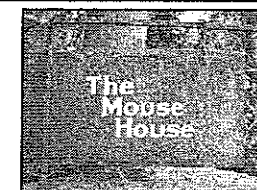
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CLIENT

Mr. S. Farnworth,
The Mouse House
Clitheroe Road
Knowle Green
Longridge
PR3 2YS

PROJECT

THE MOUSE HOUSE
CLITHEROE ROAD
KNOWLE GREEN
LONGRIDGE
PR3 2YS



Colin Hall Mclat.
ARCHITECTURAL DESIGNS

186 SOUTHPORT ROAD
ULNES WALTON LEYLAND
PR26 6LN

TEL: 01257 453721

320120339P



GENERAL NOTES

REVISIONS

Rev Description

Date

TITLE

3D Modeling
View A.

Scale

Date: March 2012

Format: AutoCAD 2011.

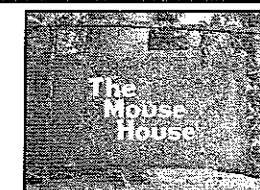
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CLIENT

Mr. S. Farnworth,
The Mouse House,
Clitheroe Road,
Knowle Green,
Longridge,
PR3 2YS

PROJECT

THE MOUSE HOUSE
CLITHEROE ROAD
KNOWLE GREEN
LONGRIDGE
PR3 2YS



Colin Hall Mclat.
ARCHITECTURAL DESIGNS

186 SOUTHPORT ROAD
ULNES WALTON LEYLAND
PR26 8LN

TEL: 01257 453721.



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GENERAL NOTES

REVISIONS

Rev Description

Date

TITLE

3D Modeling
View D.

Scale

Date: March 2012

Format: AutoCAD 2011.

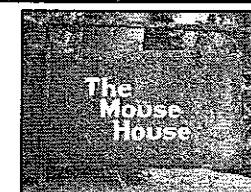
Drg. No. 009.

CLIENT

Mr. S. Farnworth,
The Mouse House
Clitheroe Road
Knowle Green
Longridge
PR3 2YS

PROJECT

THE MOUSE HOUSE
CLITHEROE ROAD,
KNOWLE GREEN,
LONGRIDGE,
PR3 2YS



Colin Hall Mciat.
ARCHITECTURAL DESIGNS

186 SOUTHPORT ROAD,
ULNES WALTON LEYLAND
PR26 8LN

TEL: 01257 453721

earthworks environmental design

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

320120339P

FAO: Mr Colin Hall

Architectural Designs
186 Southport Road
Ulmes Walton
Leyland
PP26 8LN

30 APR 2012

25 April 2012

Job ref: B 1148

Dear Mr Hall

Re: Daylight scoping survey (bats): The Mouse House, Clitheroe Road, Knowl Green, PR3 2YS

Introduction

You have requested a protected species survey on behalf of your client Mr S Farnworth as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed building alterations to the east elevation of the property requiring removal of an existing single storey extension, an adjacent car port and lean-to structure to the side and rear.

The existing property is shown in figures 1 to 10 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. RVBC requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation proposals that are required.

A scoping survey and daylight inspection was undertaken on Tuesday 24 April between 09.30 and 10.30. The weather at the time of the inspection was cool, dry and bright (max. temp: 13.2°C; cloud cover: 25%; wind: light north-westerly; rain: nil) providing satisfactory conditions for carrying out a scoping survey.

Executive summary

Although there is no evidence of bat activity within any part of the building that will be directly affected by the proposed extension and demolition operations, there are clear signs of roosting bat activity associated with the roof apex close to the chimney on the east gable end (as located by the yellow arrow in figure 7).

Mitigation measures will be required to ensure that protected species (bats) are not disturbed, exposed or vulnerable to harm during the course of the development.

Careful timing of the building operations will significantly reduce the risk of disturbance to roosting bats.

Mitigation guidance notes are provided (Appendix B) to enable the development to proceed without causing significant disturbance, injury or death to a protected species or result in the loss of a known bat roost.

Prior to any work being undertaken, at least one evening emergence or one dawn swarming survey is advised during the main activity period when bats are most likely to be active (1 May to 30 September). The aim of an activity survey is to establish which species is present, the type of roost, all key access points and the number of bats that are likely to be found within the roost.

The survey includes internal and external inspections of the property.

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2nd Edition, Hundt, L (2012)*, Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3rd Edition 2004*).

The aim of the scoping exercise is to consider 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 scoping survey includes a desktop search of publicly available data on protected species(bats) within the district in addition to locally significant landscape features and designated nature conservation sites.

Non-invasive survey methods were used to assess the use of the property by bats.

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 spots, corpses, roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

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 very confined spaces such as cavity walls or beneath roofing materials, wall claddings, lead work flashings 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.

Pre-existing information (survey location at NGR: SD 648 382)

No bat records are available at this location.

The nearest available record* of bat activity is within 250m of the site at Moor Nook Barn (SD 651 381).

There are no roost records within 500m of the site.

*EED survey database

A local data search was carried out to identify bat records within a radius of at least 2.5km of the site.

Reference to the National Biodiversity Network (NBN) database identifies the following species are present within the 10km recording square SD 63:

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

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Additional records* include:

Daubenton's bat	(<i>M. daubentonii</i>)
Noctule bat	(<i>Nyctalus noctula</i>)

*(EED / ELBG)

Description of the property

The property is a detached bungalow with stone and brick cavity wall construction and duo-pitched rafter-with-purlin roof. There is a single storey side extension with adjacent car port on the east end of the property (figure 1). The extension (perhaps originally been an integral garage) has a flat bitumen roof (figures 3 and 4) and is faced in stone with a parapet wall.

To the side and rear of the property is a single storey lean-to building comprising store, WC and utility areas (figures 5 and 6); the structure has sealed unit D/G windows and a flat bitumen roof.

The main roof is clad with natural slate, these are back-pointed and unlined; the enclosed roof voids are separated by two brick partition walls; the voids have been insulated with a glass fibre material laid between the ceiling joists and all areas are dark, dry and well-ventilated with considerable accumulations of dust and debris present. Mouse droppings are scattered throughout the voids and there is evidence of bat droppings on the brickwork and stonework to the R/H side of the chimney on the inner (east) gable apex wall (located by arrows in figures 8, 9 and 10).

Externally, the building is faced with natural stone and all windows and doors are double glazed sealed units. There is a timber fascia to the front elevation (figure 2) and the roof verges on both gable walls are mortar-pointed and very well sealed.

The chimney stack on the east gable apex has a stone and brick construction with some lead work flashing at the base; this area is not fully sealed and there are gaps along the roof verge where mortar pointing has failed (red arrow figure 7). The west gable end is well-pointed and very secure.

Location of the property (NGR: SD 648 382: elevation: 145m)

The property is located close to New Row Cottages and set back from the Clitheroe road within a large mature garden surrounded by broadleaved trees and hedges providing considerable shelter to the site. There is a sheltered lane adjacent to the house on the east side of the property with several mature trees and hedges; there are several close neighbouring properties within 50m also with mature gardens.

Although there is no extensive woodland, plantation or water course immediately adjacent to the site, there is extensive broadleaved woodland and riparian woodland habitat along the Duddel Brook, approximately 400m east of the site close to Dutton Manor.

There are no designated nature conservation sites immediately adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

The Mouse House (24.04.12)



Figure 1: Front elevation



Figure 2: front (south) elevation



Figure 3: front elevation – east extension



Figure 4: bitumen roof over east extension

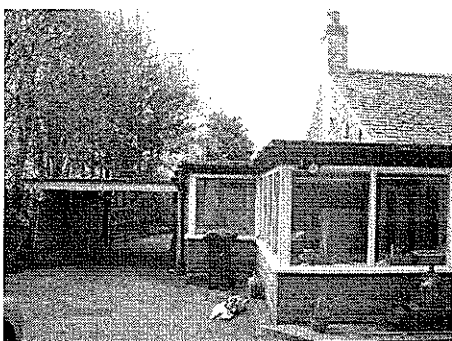


Figure 5: lean-to on side / rear elevation

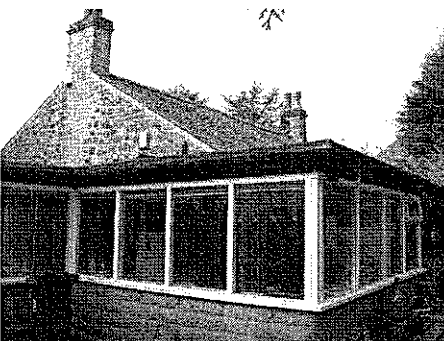


Figure 6: rear elevation



Figure 7: detail of gable apex wall

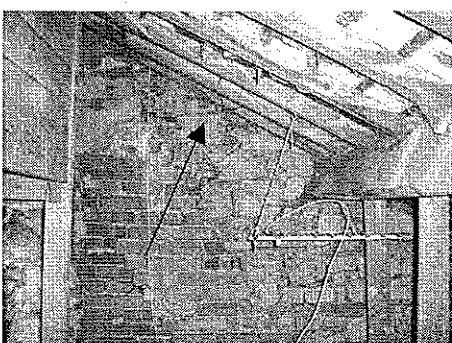


Figure 8: roof void and east gable wall

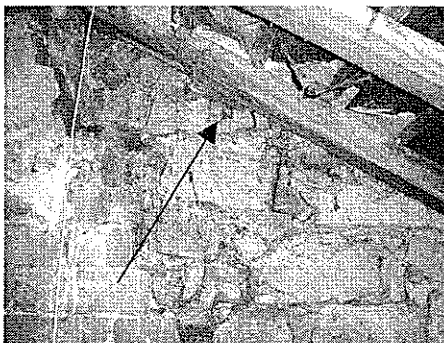


Figure 9: location of roosting bats

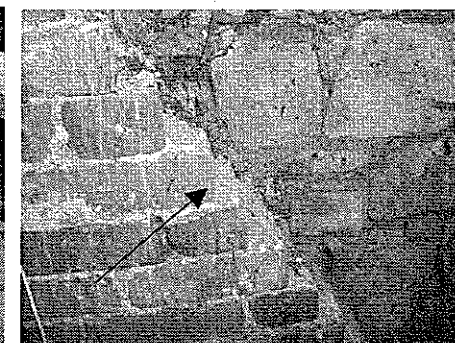


Figure 10: evidence of bat droppings

It is understood the scheme includes a two storey side extension above the existing single storey side extension and car port (east elevation) as shown in figures 3 and 5. The building operations will require removal of all existing lean-to structures to the side and rear elevations as shown in figures 5 and 6. (shown as hatched area on the drawings: Reference - Drawing No. 001. Rev A. (Existing Plans) Drawing No. 002 Rev. B. (Proposed Plan) - Colin Hall Architectural Designs).

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Survey results

All parts of the property were inspected for evidence of bat droppings, discarded insect prey and other indicative signs of roosting, perching or feeding by bats.

An accumulation of bat droppings was located on the inner wall of the east gable apex wall. The droppings appear to have fallen through into the roof void from above the wall plate between the stonework and roof spar (figure 9). There are no other accumulations of droppings within any other parts of the roof void.

The droppings indicate regular roosting activity by a crevice-dwelling bat species.

The location of the roost is characteristic of common pipistrelle bats (*Pipistrellus pipistrellus*) or soprano pipistrelles (*P. pygmaeus*). Typically these species access roof apices via any narrow gap beneath lead work flashing or slates and will find roosting opportunities under ridge tiles and slates, inside cavity walls or above wall plates where suitable cavities exist (yellow arrow figure 7).

There is no evidence of droppings on the external walls or roofs.

Nesting birds are present within a small gap in the roof verge (shown by red arrow figure 7).

There is no evidence of bat activity in any part of the single storey structures to be demolished.

There is no evidence of bat roosting activity within any other part of the property.

Evaluation of results (interpretation)

There is evidence of bat activity at this property. Bat droppings on the inner gable wall of the roof void indicate regular roosting by bats close to the roof apex. The volume of droppings suggests a small maternity roost but this cannot be determined without undertaking an evening roost emergence survey.

The species is likely to be a pipistrelle bat species.

Bat activity is likely to be seasonal when pregnant females and juveniles are present (1 May to 31 August); any building operations that are likely to disturb the existing roof verge / chimney, MUST AVOID the critical breeding period (May, June, July and August) when breeding bats are most vulnerable to disturbance.

The size of the roost (population class) is impossible to estimate at this stage without carrying out a reliable emergence count. Experience has shown that numbers of bats can vary greatly throughout the breeding season; given the average roost size for the two species between 75 and 150 bats; it is not unreasonable to estimate a roost population somewhere between 20 and 100 bats at this location.

Before any building works are carried out at the site, it is recommended that further survey work is carried out to clearly establish the extent of the roost, identify the species that is present and to locate the access points where the bats are entering the roof, prior to planning any appropriate mitigation measures to avoid disturbance, injury or death of a protected species.

Mitigation refers to the practices and procedures required to avoid or at least significantly reduce the impact of the development on protected species (all bat species).

Roosting bats (*Pipistrellus* species) are likely to be present within the east gable apex wall (figure 7).

Further survey effort is required to establish: (a) the species present (b) the number of roosting bats (c) type of roost and (d) access points into the roost. A minimum of one evening emergence or one dawn swarming survey should be carried out by a qualified person during the optimal survey period (1 May to 30 September).

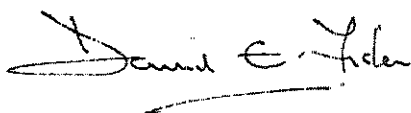
The survey report must include details of any appropriate mitigation measures to enable the proposed building works to progress without causing significant disturbance to roosting bats or result in the loss of a known bat roost.

Interim mitigation guidance notes are shown in Appendix B.

The onus lies with the applicant to satisfy himself / herself that no offence will be committed if the development goes ahead, regardless of whether planning permission is granted.

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

APPENDIX A

Information / data sources

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)

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:
1. Timing constraints	The proposed building operations must avoid disturbance to the bat roost between 1 May and 31 August NB. All known bat roosts are protected by the law whether bats are present or not; access to the roost must be maintained
2. Licence requirement	May not be required if the proposed works can avoid significant disturbance to the roost. Exclusion of bats / significant disturbance to a bat roost requires a licence from Defra
3. Further survey effort required	At least one evening emergence survey and / or one dawn re-entry / swarming survey is required to establish the following information: (a) SPECIES OF BATS (b) NUMBERS OF BATS (c) TYPE OF ROOST (d) ACCESS POINTS The survey must be carried out by a qualified person during the optimal survey period when bats are likely to be present (1 May – 30 September). The survey should follow current BCT guidance (Bat Surveys – Best Practice Guidelines – 2nd Edition, Hundt, L. (2012)
4. Avoid disturbance to roof apex	Avoid any disturbance within 1.5m of the roof apex and chimney. Do not use scaffolding, sheeting or lighting that may affect clear access to the chimney and gable apex until further survey work has been carried out.
5. Legal protection	The onus lies with the developer satisfy himself that no offence will be committed if the development goes ahead, regardless of whether planning permission is granted. 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 A copy of this report should be available to the building contractors before work begins.
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

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 A J 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