



RIBBLE VALLEY
BOROUGH COUNCIL

02 APR 2012

FOR THE
ATTENTION OF

For office use only

Application No: 820120342P

Date received

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

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

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of the Proposal

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

DEMOLITION OF EXISTING SERVICE BUILDINGS AND ERECTION
OF TWO STOREY EXTENSION OF TWENTY ONE BEDROOMS
AND COVERED SERVICE YARD (579.77m²)

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1: HIGHER TRAPP HOTEL

Address 2: TRAPP LANE

Address 3: SIMONSTONE

Town: BURNLEY

County: LANCs

Postcode (optional): BB12 7QW

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

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

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

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

COLIN SHARPE

Reference:

CS/CMS/3/2010/0658/P

Date (DD/MM/YYYY):
(must be pre-application submission)

21/03/12

Details of pre-application advice received?

NEW APPLICATION WITH REGARD
TO Lapsed PERMISSION 3/2008/0884/P

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

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

9. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	STONE / BRICK / CEMENT RENDER / HALF TIMBER	STONE / BRICK / CEMENT RENDER / HALF TIMBER TO MATCH EXISTING SITUATION	☐	☐
Roof	TILES / SLATES	TILES / SLATES TO BE CONFIRMED	☐	☐
Windows	UPVC	UPVC	☐	☐
Doors	UPVC	UPVC	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)			☒	☐

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:

697/1 SITE PLAN EXISTING ARRANGEMENT	802/5 PROPOSED SOUTH ELEVATION
802/1 SITE LOCATION PLAN	803/6 PROPOSED EAST ELEVATION
802/1A SITE LEVELS AND TREES	803/12 PROPOSED SOUTH ELEVATION
803/2 PROPOSED GROUND FLOOR	721/11 EXISTING GROUND FLOOR
802/3 PROPOSED FIRST FLOOR	DESIGN + ACCESS STATEMENT
802/4 PROPOSED NORTH ELEVATION	

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	NO ADDITIONAL PARKING TO BE PROVIDED IN CONNECTION WITH THIS APPLICATION.		
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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

TO BE ADVISED

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

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

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

How will surface water be disposed of?

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

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species:

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

b) Designated sites, important habitats or other biodiversity features:

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

c) Features of geological conservation importance:

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

14. Existing Use

Please describe the current use of the site:

STORAGE AND SERVICE BUILDINGS
IN CONNECTION WITH HOTEL

Is the site currently vacant? ☐ Yes ☒ No

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

When did this use end (if known)? DD/MM/YYYY
(date where known may be approximate)

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your 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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

SEALED BINS.
VIA LOCAL AUTHORITY SERVICE

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =**Total proposed residential units (A + B + C + D) =****Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =**Total existing residential units (E + F + G + H) =****TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☒				
Net tradable area:	☒				
A2 Financial and professional services	☒				
A3 Restaurants and cafes	☒				
A4 Drinking establishments	☒				
A5 Hot food takeaways	☒				
B1 (a) Office (other than A2)	☒				
B1 (b) Research and development	☒				
B1 (c) Light industrial	☒				
B2 General industrial	☒				
B8 Storage or distribution	☒				
C1 Hotels and halls of residence	☐	579.77	579.77	1159	579.23
C2 Residential institutions	☒				
D1 Non-residential institutions	☒				
D2 Assembly and leisure	☒				
OTHER	☒				
Please Specify	☒				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐	NIL	21	21
C2	Residential Institutions	☒			
OTHER		☒			
Please Specify		☒			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			50
Proposed employees			50

20. Hours of Opening

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
HOTEL	24 hours	24 hours	24 hours	

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

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

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete:

	Not applicable	The total volume of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

28/03/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

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

The steps taken were:

--

Name of Owner	Address	Date Notice Served

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

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

--

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

320120342 P

☒

27. Declaration

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

Signed - Applicant

Or signed - Agent:

Date (DD/MM/YYYY):

X

28/03/2012

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. Site Visit

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

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ Agent

☒ Applicant

☐ Different from the above details

If Other has been selected, please provide

Contact name:

Phone number:

Email address:

320120342P

Design and Access Statement in Connection With Development at
Higher Trapp Hotel, Simonstone, Burnley

1. Use

The development (construction of new bedroom block) will be to enhance the accommodation in terms of bedroom numbers and generally raise the standard currently afforded by the existing buildings. In addition existing service arrangements will be brought within the main body of the building structure, allowing for a general improvement in the appearance of the hotel and reducing noise levels to the surrounding area.

2. Development

The development is primarily for the increase in bedroom accommodation and to improve the general visual appearance of the older parts of the property. The existing buildings have become uneconomical to maintain, totally inappropriate in terms of quality of construction and environmentally inefficient.

3. Layout

The layout of the proposed structure allows for the construction to be carried out whilst still maintaining the general day to day business of the hotel. The extension can be completed prior to opening up between the old and new aspects of the hotel, therefore maintaining also continuity of employment for the current staff. In addition, by maintaining the position of the service area, down time of the hotel's service provision can be minimised.

4. Scale

The existing structure, apart from a very recent extension, consists of a multifaceted, two/three storey building with numerous forms of elevational treatment. The building has been designed to improve the overall quality and efficiency of the hotel without over developing the site adjacent the existing buildings.

5. Landscaping

Sufficient additional landscaping will be provided to the satisfaction of the local authority due to the loss of one large tree and three smaller trees/bushes. Details to be discussed and agreed with local authority. In accordance with the local authority recommendations a tree specialist has been appointed who will report shortly on both the removal of the existing trees and the proposed planting of new trees to supplement the loss of these trees.

6. Appearance

The proposed extension will be built to an equally high standard as the recent development to the rear of the hotel. In view of the mixed elevational treatments to mainly the south facing frontage of the hotel the three major elevations have been detailed to indicate a number of ways in which the new building will be sympathetic with the appearance of the existing. The final decision as to which materials are felt to be appropriate will be subject to discussion between the developer and local authority specialists. The roof line has been modified to meet with the requirements of the local authority planning officer. Final covering material is to be confirmed with same. Materials will be supplied for confirmation for suitability.

320120342P

7. Access

Vehicular access to the building will remain unchanged. Pedestrian access will be improved and in total conformity with the current DDR.

Angela Graham Bat Consultancy Service Limited

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

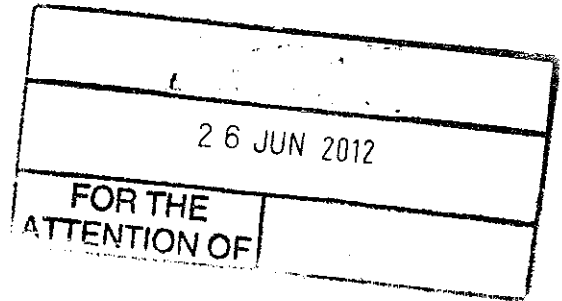
tel - 0161 763 6171, fax - 0161 761 7854, mob - 07710 184142

e-mail : bat.consultancy@talktalk.net



Mr Stefan Sikorski,
Higher Trapp Hotel,
Trapp Lane,
Simonstone,
Burnley,
Lancs,
BB12 7QW.

11/6/12



Re: Higher Trapp Country House Hotel, Simonstone - Bat Survey

Introduction.

I was commissioned to assess the importance of this building to bats as part of the planning process prior to the demolition of two, small, single-story elements at the eastern end of the building, to allow for a two-storey extension to be built.

I made a daytime visit on 25/5/12 to undertake a preliminary survey of the building, assess its likely importance to bats and advise whether or not further survey work is needed. It is always my objective to carry-out my work in a manner consistent with accepted Good Practice Guidelines (Bat Conservation Trust, 2012) and consistent with the code of practice of the IEEM. I have a bat conservation, science, education and training licence from Natural England, number 20120037.

This is a large building mainly dating from the early 1900s. It is set in over 4 acres of grounds in a rural location of good bat feeding habitat. The photos below show the south and north elevations from the eastern end:



It is situated about 3kms from the River Ribble, in an agricultural area containing woodland, hedges and streams.

The pipistrelle bat, especially the common pipistrelle (*Pipistrellus pipistrellus*) is common and widespread in the area but a number of bat species are likely to occur within 3 kilometres, including the soprano pipistrelle (*Pipistrellus pygmaeus*) brown long-eared (*Plecotus auritus*), Daubenton's (*Myotis daubentonii*), whiskered (*Myotis mystacinus*)/Brandt's (*Myotis brandtii*), noctule (*Nyctalus noctula*) and Natterer's (*Myotis nattereri*)

Roosts of the pipistrelle bat can occur in any building that provides suitable roosting crevices, with the risk of bat presence increased by close proximity to good bat feeding habitat and commuting routes.

Species such as the brown long-eared often occupy large, traditional roof-voids such as found in this building.

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

Bats and the Law.

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

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

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

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

Implications.

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

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

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

- That the development is necessary for the purpose of "preserving public health or public safety or other imperative reasons of overriding public interest, including those

of a social or economic nature and beneficial consequence of primary importance for the environment”;

- That there is “no satisfactory alternative”;
- That the action authorised “will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range”.

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

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

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

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

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

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

Additional Relevant Legislation and Policy.

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

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

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

Survey and limitations.

There is a more modern extension at the western end of the building. This was not inspected as it is too far removed from the proposed development-work to be affected by it.

The main loft is very long. Only the half closest to the eastern end, where the two-storey extension will be attached, was inspected. (Had evidence of extensive use by bats

been found, the whole would have been investigated to identify better the distribution of bats throughout the roof-void.)

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

There was no access to the void above the single-story element currently occupied by the kitchen.

From outside the building it appeared there may have been at least one small loft area at the eastern end of the building to which I did not gain access.

Findings.

The main loft is extensive, containing interconnected sub-divisions through which bats could fly at will if present. The general character of the loft is illustrated in the photos below:



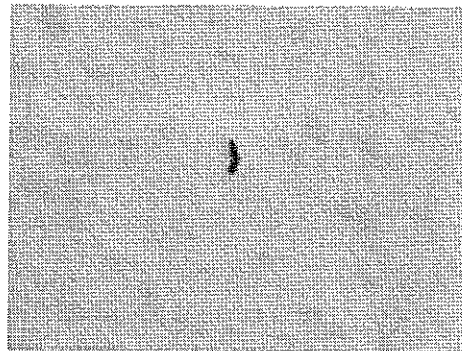
The roof is unlined but there is a thick layer of modern insulating material at floor level. This limited the ease with which I could move around safely other than on the central walk-

way but the material was clean so accumulations of droppings would have been quite easily seen.

Although the insulating material is quite new it probably pre-dates summer 2011 so should not have prevented me seeing evidence of bats from 2011.

Only 3 old bat droppings were seen. It was hard to be sure but they seemed most likely to be pipistrelle droppings. As there was so little evidence of use by bats and the droppings were old, none were taken for dna analysis.

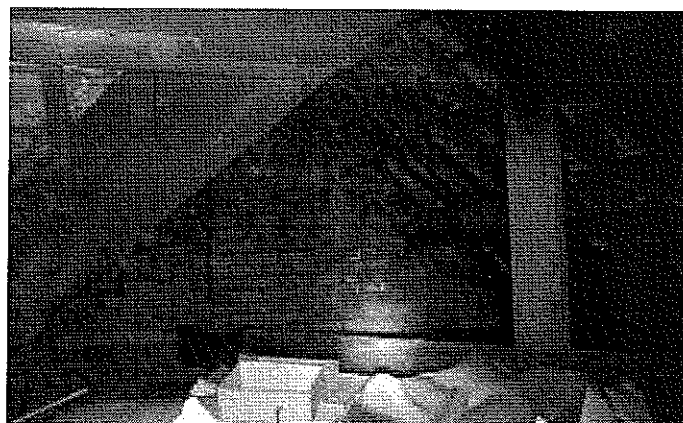
On the wall below the access hatch to a smaller loft, east of the main loft, on the south side of the building, was a single, apparently quite fresh pipistrelle-type dropping:



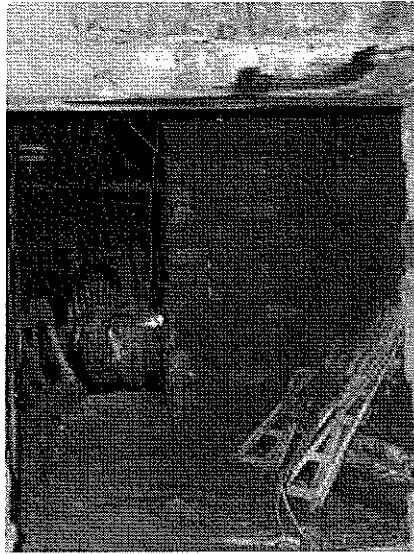
There is open access for bats to fly between the open, walk-in doorway to the main loft and the room containing the loft hatch.

All the other smaller loft areas to which access could be found were inspected. No signs of bats were seen.

An example of the smaller lofts is shown below:



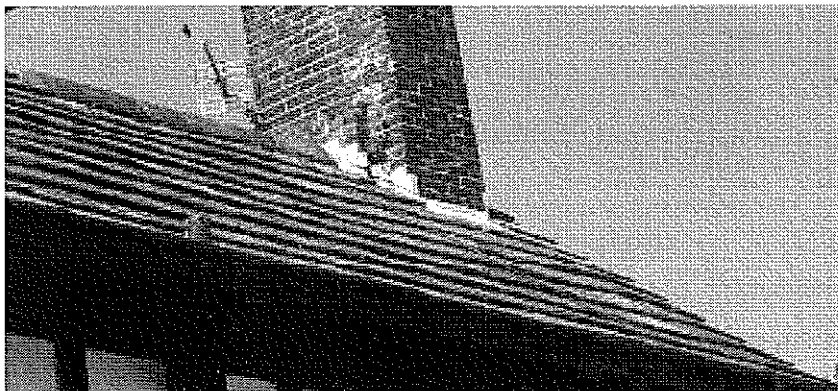
The building has an extensive, dry under-croft which was not explored at this visit. It is uncertain whether bats can gain access. It is shown below as viewed from the entrance:



Externally, although there are inevitably places where bats can roost, none stood out as being exceptionally high risk for use by a maternity colony of bats with a gap allowing access into boxed eaves the most likely:

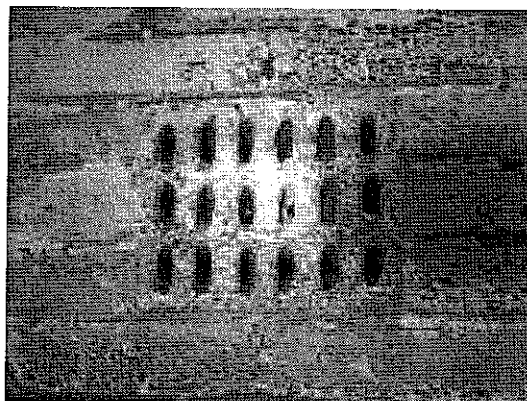


There are a few gaps under the ridge and roof stones, including along gable edges where mortar-work has deteriorated:





There is also access into the wall via an air vent:



Conclusions.

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

Given the age, construction-type and location of the building there was surprisingly little evidence to suggest use by bats.

However, the finding of a fresh dropping and a few old droppings, combined with the availability of external features that could be used without evidence being present in the lofts, means further survey-work should be undertaken to investigate the extent to which bats make use of the building.

Implications.

Good Practice Guidelines (1) require buildings at high risk of use by bats to have at least 3 activity (dusk emergence/dawn return) surveys undertaken during the months when bats are most active (May to September inclusive). In this case at least 2 surveys are merited, spaced-out over the warmer months.

Recommendations.

Have a dusk emergence or dawn return survey undertaken in June, with at least one more survey before the end of August, dependent on the findings of the first.

As this initial inspection was carried-out quite early in the season, a repeat inspection of the areas where droppings were found should be undertaken later in the summer.

Summary.

No evidence of extensive roosting was found but the location and roosting potential available puts this property at medium to high risk of some degree of use by bats, and a few droppings were found confirming this.

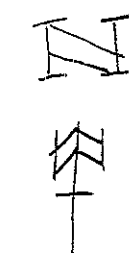
Accordingly at least two activity surveys should be undertaken over the warmer months to assess better whether this development is likely to affect the favourable conservation status of bats without appropriate mitigation.

References.

1. Hundt L. (2012). Bat Surveys: Good Practice Guidelines - Second Edition. Bat Conservation Trust.

© Angela Graham. June 2012.





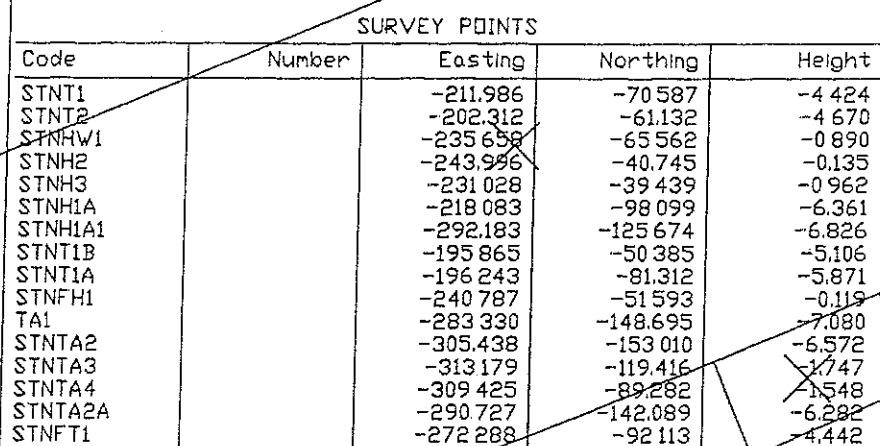
1:750

320120342P

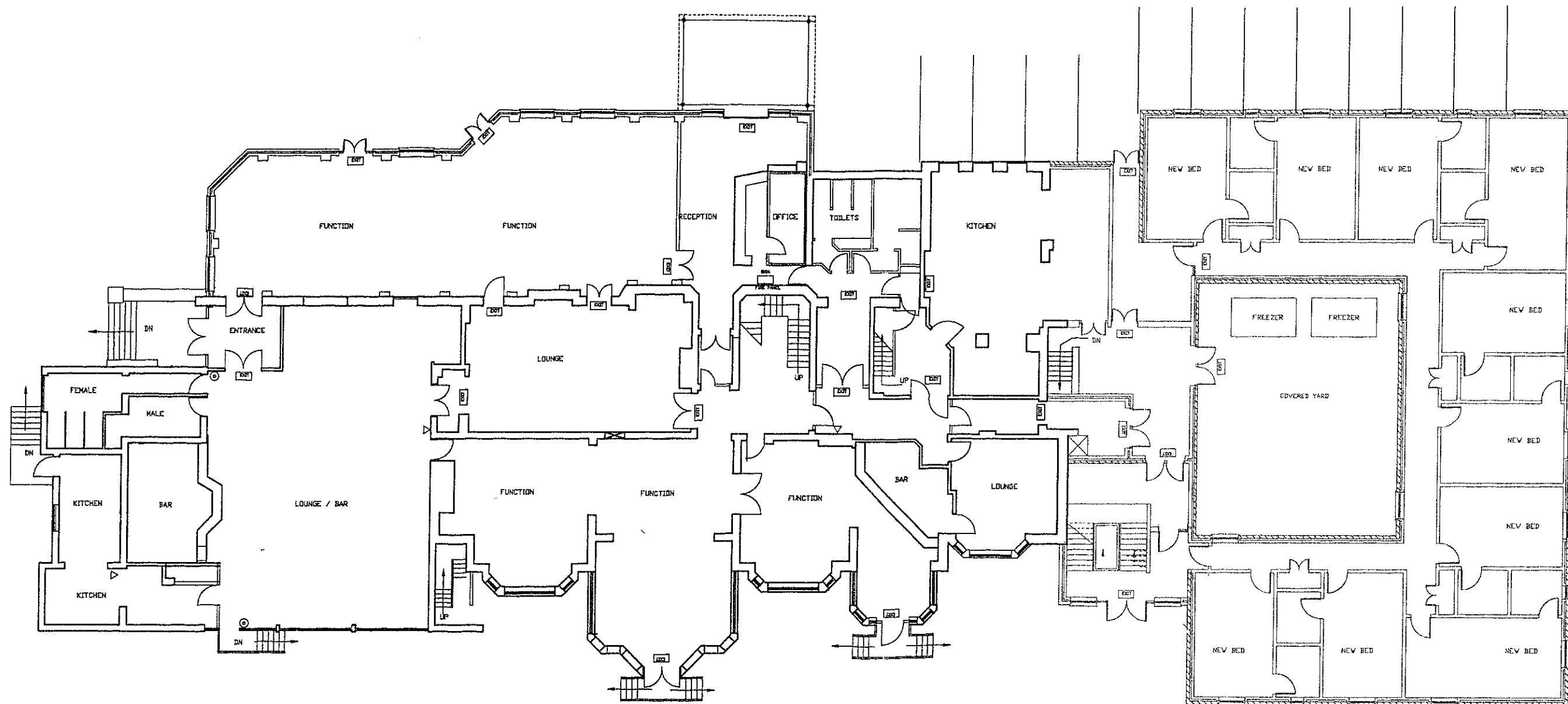
Borl



平



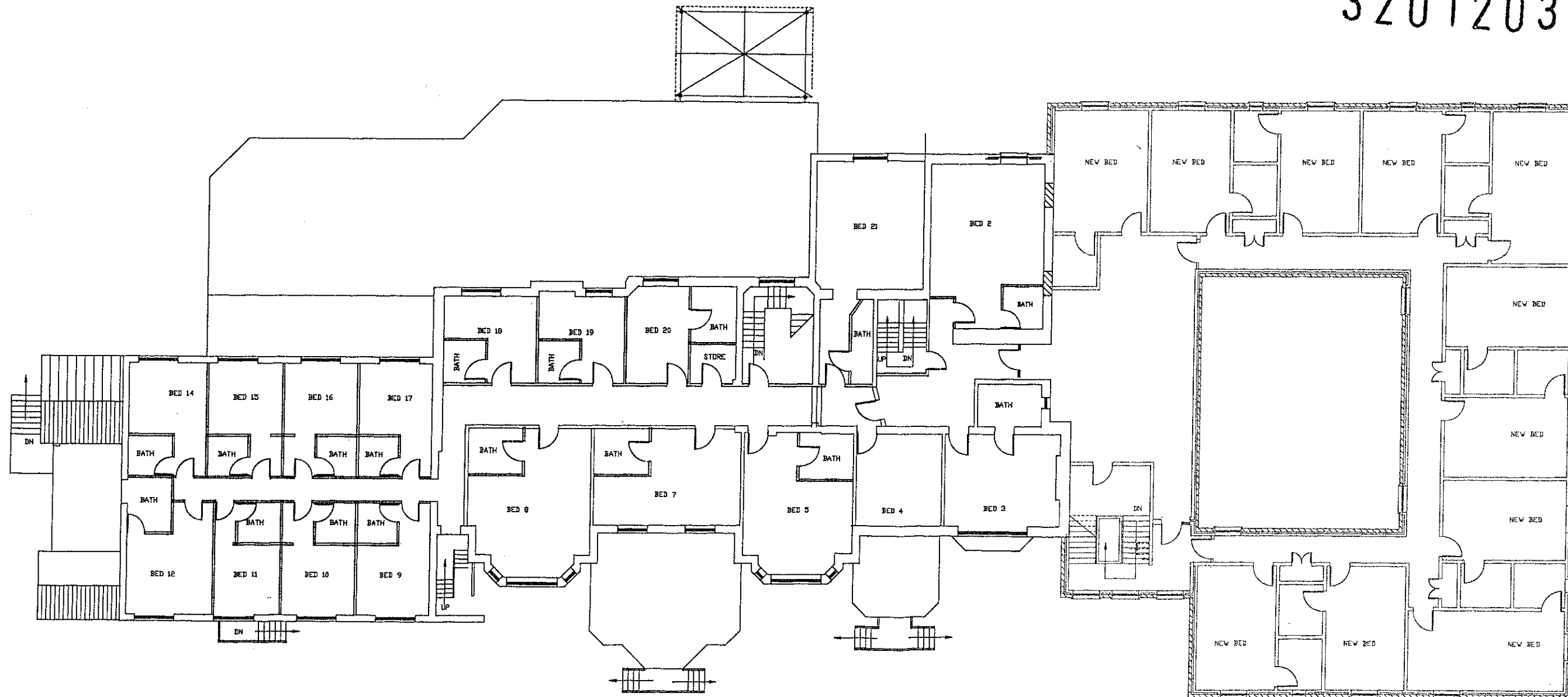
320120342P



PROPOSED GROUND FLOOR EXTENSION PLAN

 JOHN D. RIDINGS MRCIS B.Eng. BUILDING CONSULTANT 16 BOND STREET EDENFIELD BURY LANCAS. BL09EW TEL. FAX 01708828763		DRAWING TITLE			
		PROPOSED LAYOUT GROUND FLOOR			
JOB TITLE		JOB NO.	DRAWING NO.		
HIGHER TRAPP HOTEL GROUND FLOOR PLAN		802	802/2		
		CL/SHE	REVISION		
		SCALE	DATE	DRAWN BY	CHECKED
		1:100	14/7/96	JR	6062/2
		LIBRARY INDEX			

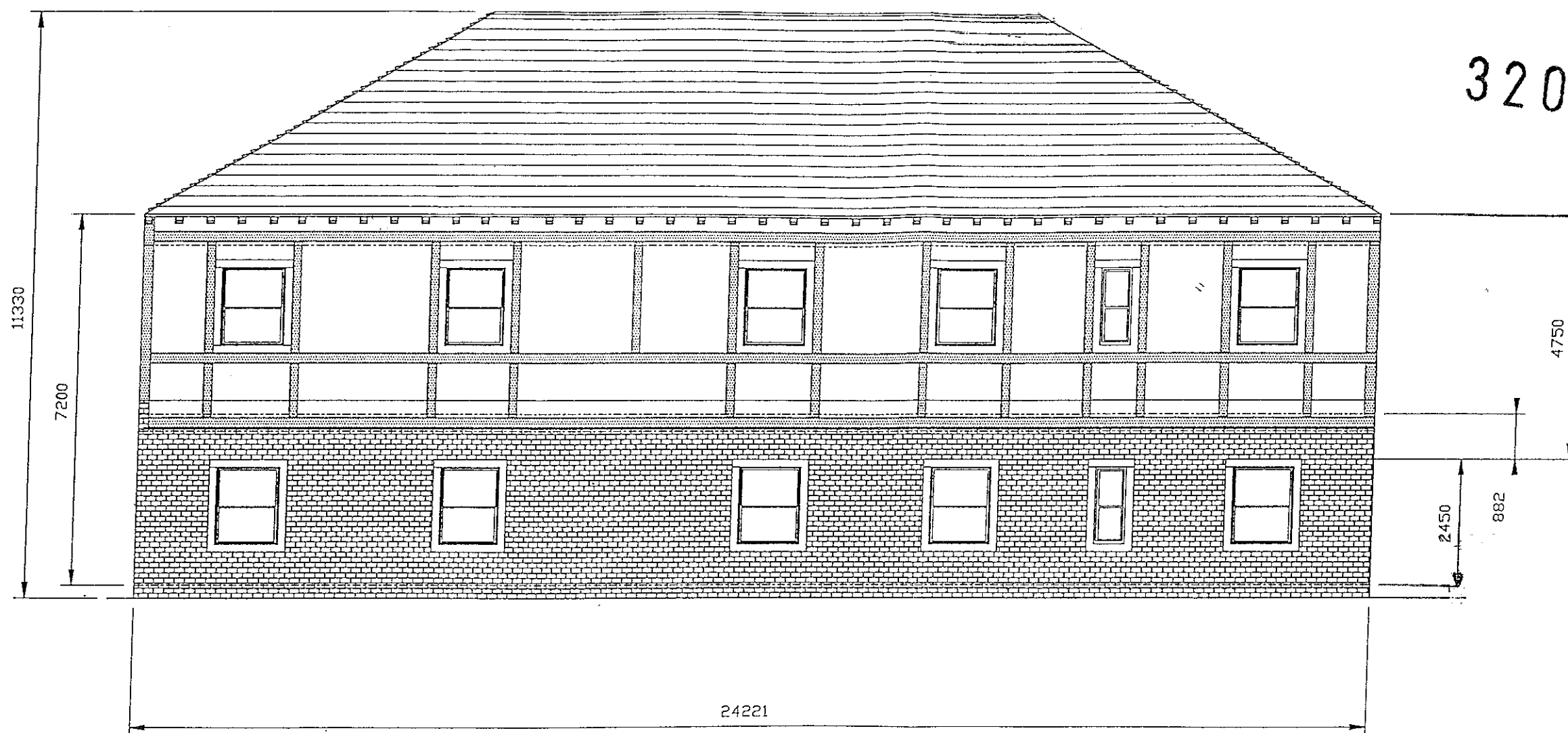
320120342P



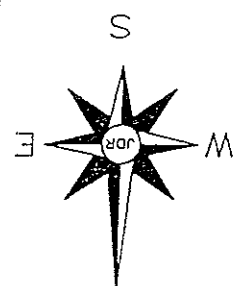
PROPOSED FIRST FLOOR EXTENSION

 JOHN D. RIDINGS MRCIS B.Eng. BUILDING CONSULTANT 16 BOND STREET EDENFIELD BURY LANC. BL00EW TEL. FAX 01706828763		DRAWING TITLE PROPOSED FIRST FLOOR EXTENSION			
JOB TITLE HIGHER TRAPP HOTEL PROPOSAL FLOOR PLAN		JOB NO. 802	DRAWING NO. 802/3		
		CL/200	REVISION		
SCALE 1:100	DATE 16/11/06	DRAWN BY JR	CHECKED JR	LIBRARY INDEX 0002/3	

320120342P



PROPOSED NORTH ELEVATION



PHOTOGRAPHIC COPY LIABLE TO DISTORTION IN SCALE

 JOHN D. RIDINGS WRICS MBEng BUILDING CONSULTANTS 14 BOND STREET EDENFIED BURY LANCs BLOOEY TEL 07782130829		DRAWING TITLE			
		PROPOSED NORTH ELEVATION			
JOB TITLE		JOB NO.	DRAWING NO.		
PROPOSED BEDROOM EXTENSION		802	00802/04		
HIGHER TRAPP HOTEL		CL/SIB	REVISION		
SIMONSTONE					
SCALE	DATE	DRAWN BY	CHECKED	LIBRARY INDEX	ELECTRONIC DRAWING
1:100	07/08/08	JDR	JDR	00802/04	- DO NOT MODIFY MANUALLY

320120342P



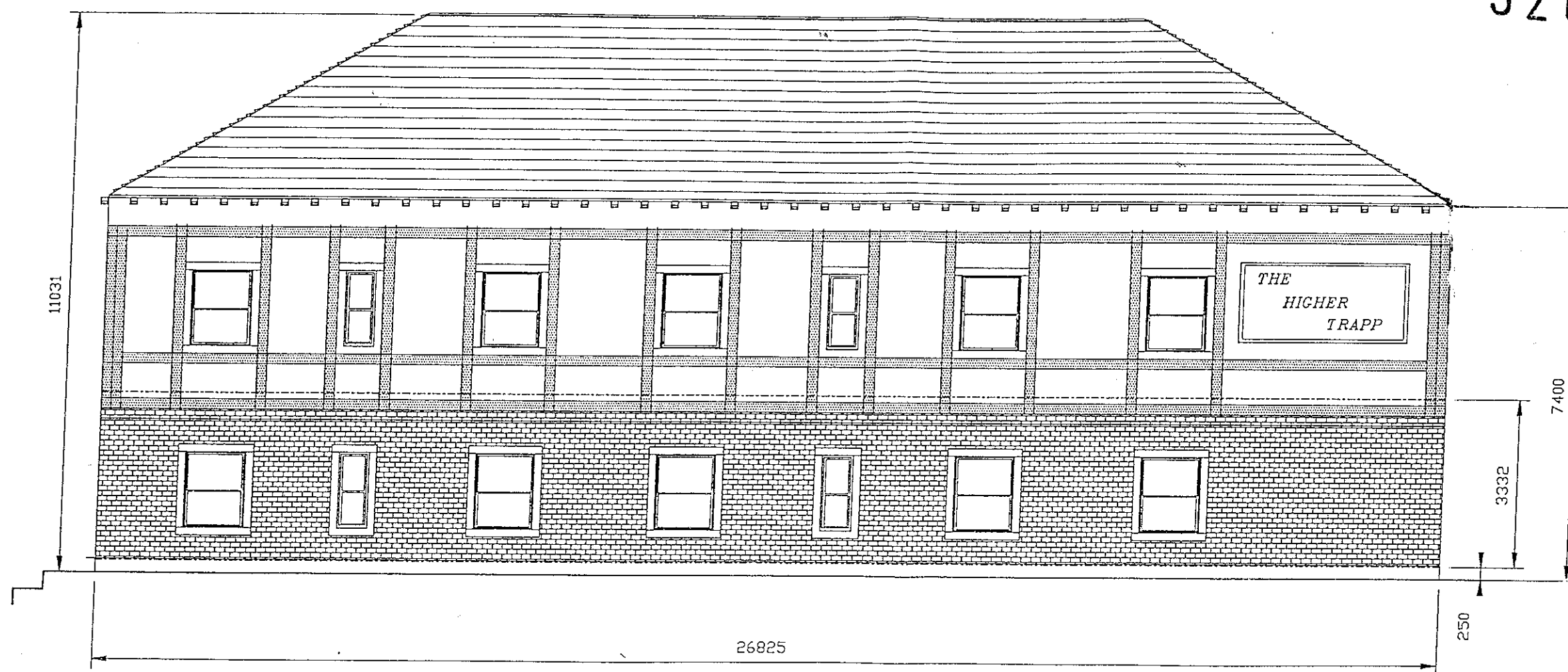
PROPOSED SOUTH ELEVATION



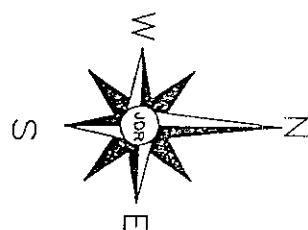
PHOTOGRAPHIC COPY LIABLE TO DISTORTION IN SCALE

 JOHN D RIDINGS MRICS MBEng BUILDING CONSULTANTS 16 BOND STREET EDENFIED BURY LANCS BLOOEY TEL 07782130829	DRAWING TITLE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
--	---------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

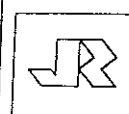
320120342P



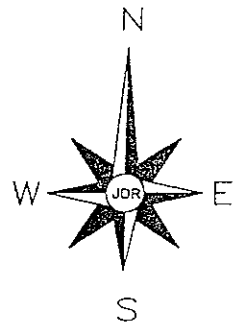
PROPOSED EAST ELEVATION



PHOTOGRAPHIC COPY LIABLE TO DISTORTION IN SCALE

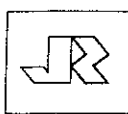
 JOHN D RIDINGS MRCIS MBEng BUILDING CONSULTANTS 16 BOND STREET EDENFIED BURY LANC'S BLOOEY TEL 07782130829		DRAWING TITLE							
		PROPOSED EAST ELEVATION							
JOB TITLE		JOB NO	802	DRAWING NO.		00802/06			
PROPOSED BEDROOM EXTENSION HIGHER TRAPP HOTEL SIMONSTONE		cl/srs		REASON					
		SCALE	DATE	DRAWN BY	CHECKED	LIBRARY INDEX		ELECTRONIC DRAWING	
		1:100	07/08/08	JDR	JDR	00802/06		- DO NOT MODIFY MANUALLY.	

320120342P

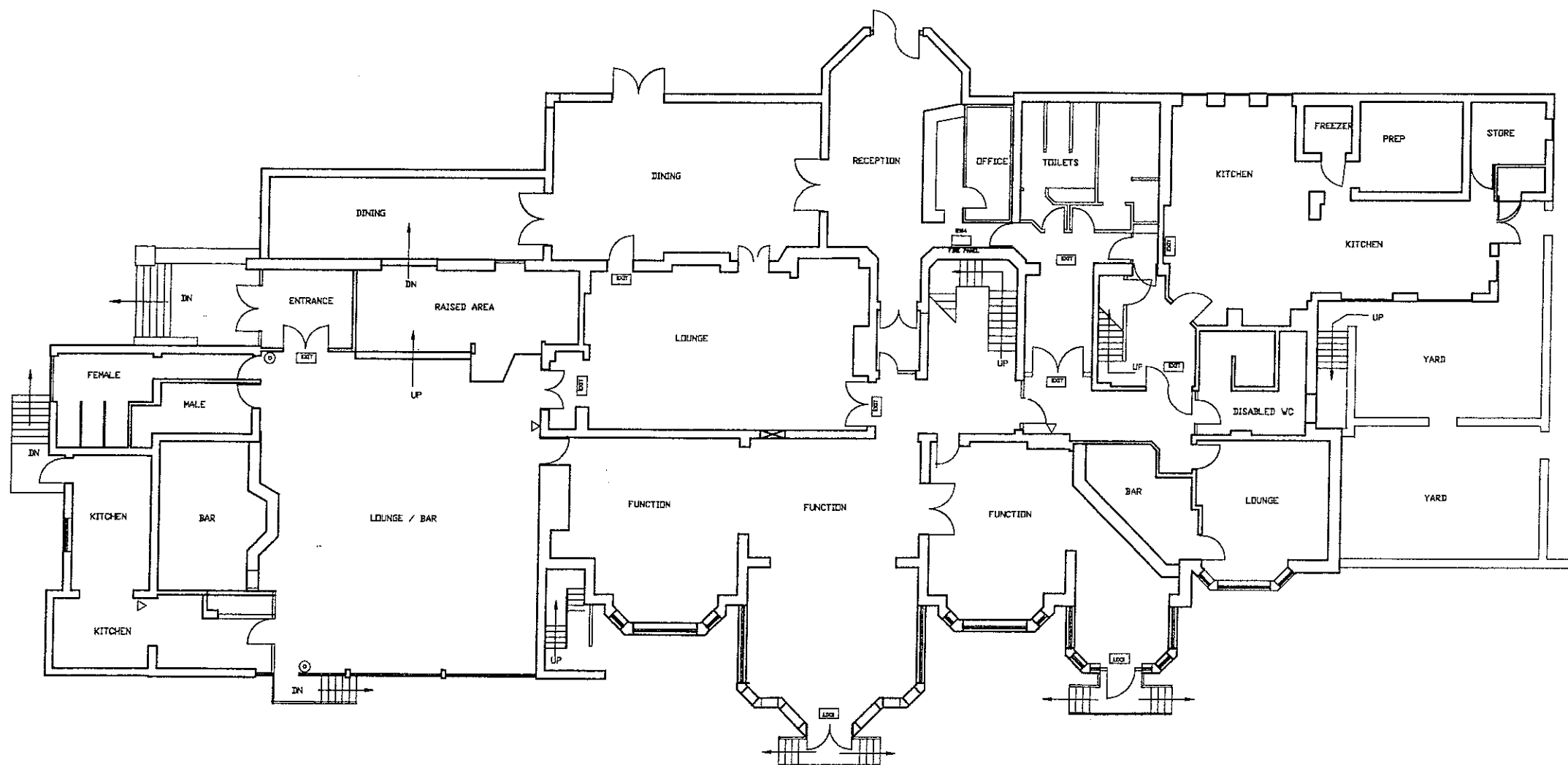


PROPOSED SOUTH ELEVATION ADJACENT EXISTING

PHOTOGRAPHIC COPY LIABLE TO DISTORTION IN SCALE

 JOHN D RIDINGS MRICS MBEng BUILDING CONSULTANTS 16 BOND STREET EDENFIED BURY LANCS BLOOEY TEL 07782130829	DRAWING TITLE					
	PROPOSED SOUTH ELEVATIONS					
	JOB NO.	802	DRAWING NO.	00802/012		
	CI/SIB		REVISION			
JOB TITLE	SCALE	DATE	DRAWN BY	CHECKED	LIBRARY INDEX	ELECTRONIC DRAWING
PROPOSED BEDROOM EXTENSION HIGHER TRAPP HOTEL SIMONSTONE	1:100	07/08/08	JDR	JDR	00802/12	- DO NOT MODIFY MANUALLY.

320120342P



- ⊙ SMOKE DETECTOR WITHIN VOID
- ⊙ HEAT DETECTOR
- ⊙ SMOKE DETECTOR
- ⊙ BREAK GLASS CALL POINTS
- ⊗ CARINA EMERGENCY LIGHT (MAINTAINED)
- ZETALITE (NON MAINTAINED)
- ⊕ GENLUX TWIN SPOT
- ⊕ AG BULKHEAD
- ⊕ SE EXIT UNIT
- ⊕ FIRE PANEL
- △ SOUNDERS
- ⊕ 1/2HR FR DOOR & FRAME AND SELF CLOSING FD 30 S TYPE
- ⊕ 1HR FR DOOR & FRAME AND SELF CLOSING FD 60 S TYPE
- ⊕ EMERGENCY LIGHTING TO BE PROVIDED IN ACCORDANCE WITH BS 5266.
- ⊕ DISABLED ALARM INDICATOR

 JOHN D RIDINGS MRICS B.Eng BUILDING CONSULTANT 18 BOND STREET EDENFIED BURY LANC'S BLOOEY TEL FAX 01706828763		DRAWING TITLE EXISTING GROUND FLOOR							
JOB TITLE HIGHER TRAPP HOTEL LAYOUT PLAN LICENCE DRAWING		JOB NO. 721	DRAWING NO. 721 LI						
SCALE 1:200 @ A3		DATE 17/04/05	DRAWN BY JR						
CHECKED JR		LIBRARY INDEX 0009	REVISION <table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>						