



RIBBLE VALLEY
BOROUGH COUNCIL

18 APR 2012

TO THE
COUNCIL

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120386P

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

Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title:	MR	First name:	ASHLEY
Last name:	BURGON		
Company (optional):			
Unit:		House number:	23
		House suffix:	
House name:			
Address 1:	CLIVE ROAD		
Address 2:	PENWORTHAM		
Address 3:			
Town:	PRESTON		
County:	LANCASHIRE		
Country:	ENGLAND		
Postcode:	PR1 0AT		

2. Agent Name and Address

Title:	MRS	First name:	DENISE
Last name:	HARLEY		
Company (optional):	DAVIS DESIGN		
Unit:		House number:	56A
		House suffix:	
House name:			
Address 1:	LIVERPOOL ROAD		
Address 2:	PENWORTHAM		
Address 3:			
Town:	PRESTON		
County:	LANCASHIRE		
Country:	ENGLAND		
Postcode:	PR1 0DX		

3. Description of Proposed Works

Please describe the proposed works:

FIRST FLOOR SIDE EXTENSION & DORNERS TO FRONT ELEVATION
(RE-SUBMISSION OF 3/2011/1079)

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application Advice

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

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

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

Officer name:

Reference:

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

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ☒ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1 T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	RENDER + BRICKWORK	RENDER + BRICKWORK TO MATCH EXISTING	☐	☐	DD996/4
Roof	TILES	TILES TO MATCH EXISTING	☐	☐	DD996/4
Windows	WHITE UPVC	WHITE UPVC TO MATCH EXISTING	☐	☐	
Doors			☒	☐	
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:

DRAWINGS DD996/1 AND DD996/4
LOCATION PLAN
BAT SURVEY

11. 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 (General Development Procedure) Order 1995 Certificate under Article 7**

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):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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 (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

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

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:

LC Come Shaw

Date (DD/MM/YYYY):

17/04/2012

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

12. Planning Application Requirements - Checklist

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

3 copies of a completed and dated application form:



3 copies of a design and access statement where proposed works fall within one of the following designated areas:



RE-SUBMISSION OF

The correct fee: 3/2011/1079



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



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

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

**13. 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:

LC Come Shaw

Date (DD/MM/YYYY):

17/04/2012

(date cannot be pre-application)

320120386 P

14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01772 747862	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

16. Site VisitCan the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes☒ NoIf the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

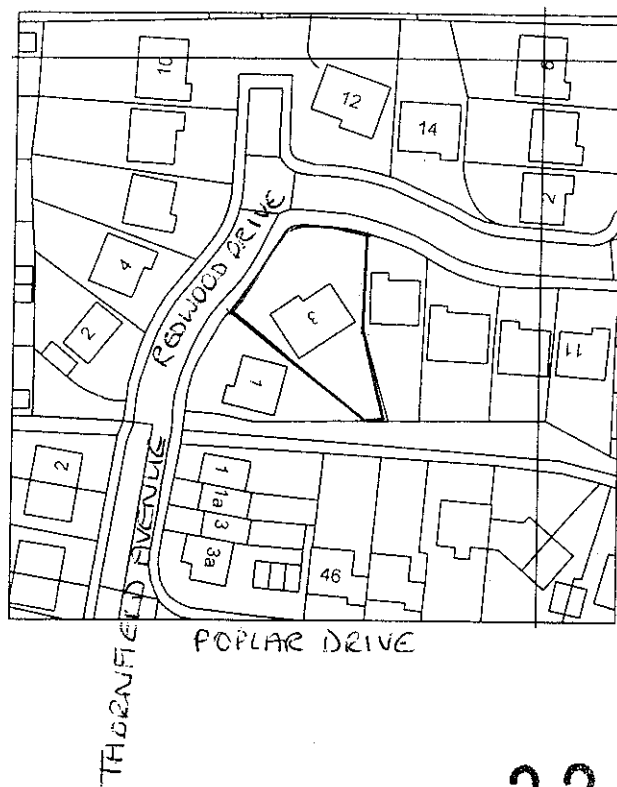
Contact name:

Telephone number:

Email address:

Location plan for 3 Redwood Drive, Longridge
Scale 1:1250

DD/996



320120386P

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe, Lancashire. BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

320120386P

Ashley Burgon

23 Clive Road
Penwortham
Preston
PR1 0AT

16 December 2011

Job ref: B 1093

Re: Scoping Survey (bats): 3 Redwood Drive, Longridge, Preston, PR3 3HA.

Introduction

You have requested a protected species survey report as a condition of a planning application to Ribble Valley Borough Council for proposed building alterations at 3 Redwood Drive, Longridge. The existing property is shown in figures 1 to 6 of this report

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. YDNPA requires an appraisal of the likely impact of the proposed scheme on protected species in addition to any precautionary mitigation measures that may be required.

A scoping survey and daylight inspection was undertaken on Friday 13 January between 09.00 and 09.30. The weather at the time of the inspection was cold, dry and frosty (temperature: 1.5°C; cloud cover: nil, wind: nil) providing satisfactory conditions for carrying out a daylight scoping survey.

There is no evidence of roosting bats at this property; consequently there is a very low risk of disturbing roosting bats during the building alterations.

The impact of the proposed development on protected species (bats) is likely to be negligible or low.

Survey methodology

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (*BCT – Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*)

The scoping survey includes a desktop search of publicly available data on protected species within the district in addition to locally significant landscape features and designated nature conservation sites

The aim of the scoping exercise is to identify any bat species that are likely to be present at the site in addition to establishing numbers of individuals, roost type and times when bats are most active.

Non-invasive survey methods were used to assess the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

The search was made using a high-powered lamp (Clu-lite CB2 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insect fragments typically found in a feeding and resting area

Personnel

320120386P

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 inspection was carried out using recommended 'non-invasive' survey methods to determine bat activity within the property (*Bat Surveys, BCT, 2007, pp 22 and 23*).

Crevice-roosting bats such as the pipistrelles, some myotis species and brown long-eared bats are able to remain unseen within cavity walls or beneath roofing materials, wall cladding materials and fascia soffits despite careful visual inspection.

Evidence of bat roosting activity such as bat droppings on external walls and surfaces is frequently removed by the action of wind and rain; lack of such evidence is therefore evaluated with caution.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Desktop study

A desktop study has reviewed current publically available data on bats and other protected species within the area. A local data search was carried out to identify bat records within a radius of 0.5km of the site.

A search on the National Biological Network (NBN) website has identified the following species present within the 10km recording square SD63:

Whiskered bat / Brandt's bat	(<i>M. mystacinus</i> / <i>M. brandtii</i>)
Whiskered bat	(<i>M. mystacinus</i>)
Daubenton's bat	(<i>M. daubentonii</i>)
Brown long-eared bat	(<i>Plecotus auritus</i>)*
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)*
Soprano pipistrelle	(<i>P. pygmaeus</i>)*

* bat species most commonly found within residential properties throughout the Ribbles Valley district

There are no publicly available records of bat activity at this property or within nearby properties and there is no known history of roosting bats at the site.

Description of the property

The property is a modern detached two storey house (figures 1 to 3) with traditional brick and block cavity wall construction and duo-pitched hipped roof. There is also an attached single storey garage to the side and a single storey conservatory / sun lounge at the rear of the house (figure 2).

The timber-trussed roof is clad with tiles and lined with a bitumastic felt. The enclosed roof void is insulated with glass fibre material and the area laid over the ceiling joists and the area is clean, dry and well-ventilated (figures 4 and 5); there is no natural light within the void. There is an additional roof void over the existing garage (figure 6) with mono-pitch tiled roof and lined with bitumen under-felt; there is no insulation material present.

There are no traces of bat droppings or other indicative signs of access by bats in either roof void.

The conservatory / sun-lounge has uPVC sealed unit doors and windows. All parts of the structure are well-sealed and the lead-work flashings are fully secure.

Externally the building is fully sealed and all fascia-soffits, walls, roof verges and ridge tiles appear to be well-maintained and secure.

The property is currently un-occupied; it is understood the house has been empty for several months during renovation.

Existing property (images)



Figure 1: east elevation

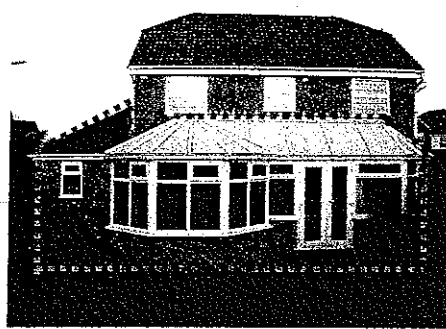


Figure 2:

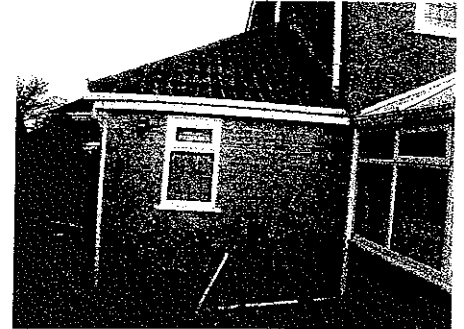


Figure 3:

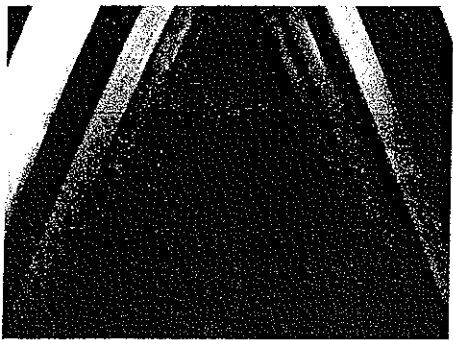


Figure 4: west elevation

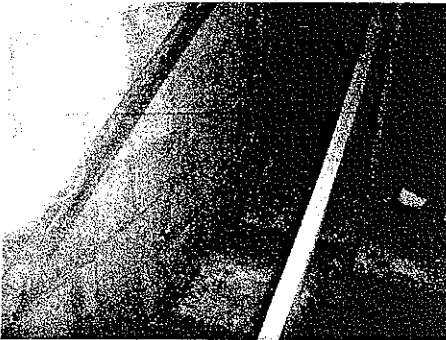


Figure 5:

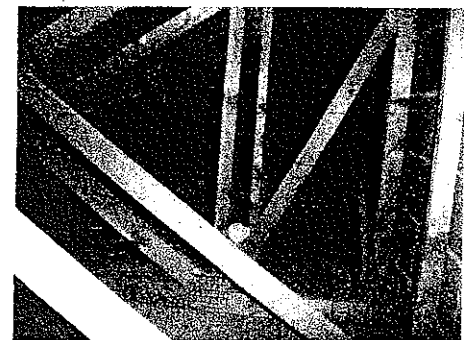


Figure 6:

Location of the property

NGR: SD 604374; Elevation: approximately 100m

The house is situated within a well-established residential area of Longridge and is surrounded by other properties of similar age, design and construction.

The location is not adjacent to open countryside although there is agricultural land within 150m. The site is not close to woodland edge, broadleaved woodland or conifer plantation and there are no areas of standing open water, water courses or riparian habitats nearby.

The location of this property provides sub-optimal feeding, foraging and commuting habitat for bats.

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

Proposed development

It is understood the proposed alterations include (a) a rear single storey extension requiring removal of the existing conservatory / sun-lounge, and (b) a two side extension above the existing garage requiring removal of the mono-pitched roof.

Survey results

320120386P

There are no signs of bat roosting, perching or feeding activity within any part of the property

All parts of the building, including the two roof voids, were inspected for evidence of bat droppings, discarded insect prey and other indicative signs of roosting, resting perching or feeding by bats,

No evidence was found.

There is no known history of roosting bats at the property and there are no published records of roosting bats at the site or in neighbouring properties.

The site location is considered 'sub-optimal' in terms of feeding, foraging and commuting habitat for bats

Connectivity of the site to high-value feeding and foraging habitat is low.

Evaluation of results

1. There is no evidence of bat activity within any part of the structure.
2. There is only low risk of disturbing roosting bats during the proposed works.
3. The scale of impact of the development at site level on local bat populations is likely to be low¹
4. The conservation significance of the property is currently low²
5. Using current good practice guidelines to assess the level of survey effort that is required at the property, it is recommended that further survey work during the summer period is not required³.
6. It is recommended that the proposed works should proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats. (refer to the mitigation guidance notes below)

¹ The scale of main impacts at site level on bat populations – Table 6.1 p37 - (BMG, 2004)

² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004)

³ Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

Conclusion and recommendations

The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

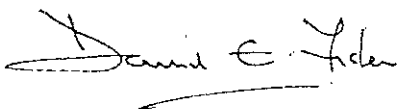
The scale of impact of the development at site level on local bat populations is likely to be low.

The risk of disturbing roosting bats at this property is likely to be low.

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

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

Yours sincerely



David Fisher

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	None
2. Removal of building materials	Although it is very unlikely that roosting bats will be exposed during the proposed building alterations, you should be aware that solitary bats are 'occasionally' found roosting beneath roofing materials including tiles, roofing felts, verge tiles, ridge tiles and lead work flashings.
3. Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials or rubble infill walling, stop work and seek advice before continuing work in this area
4. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.
7. Post-development monitoring	Not required
8. Additional survey effort	Evening roost emergence / dawn re-entry surveys are <u>not</u> recommended

Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990) The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS)

¹ Bat Mitigation Guidelines 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

APPENDIX 2

Information / data sources

320120386P

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