



RIBBLE VALLEY
BOROUGH COUNCIL

18 MAY 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120589 P

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

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) 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 & Mrs	First name:		Surname:	Kay
Company name:					
Street address:	Greengore Farm, Hill Lane				
	Hurst Green				
Town/City:	Clitheroe				
County:	Lancashire				
Country:					
Postcode:	BB7 9QT				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					

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

2. Agent Name, Address and Contact Details

Title:		First Name:	Andrew	Surname:	Whittle
Company name:	Anderton Gables				
Street address:	Anderton Gables				
	5 Winkley Street				
Town/City:	Preston				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	PR1 2AA				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					a.whittle@andertongables.co.uk

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Barn 1 (non listed building) - will be converted into a four bedroom dwelling. Briefly works involve the removal of the more recent addition to the barn and restoration of various elements to restore its former character. In brief this includes; the removal of the blockwork and extension with profiled lean-to roof, the removal of the non-original barn and store doors, demolition of the structurally unstable northern lean-to section and the recovering of the modern concrete tile roof with a traditional slate roof.
Barn 2 (listed building) - involves the conversion of the existing property into a three bedroom dwelling. Externally a number of low profile conservation style rooflights have been provided. Two staircases have been provided to avoid cutting the king trusses as these are seen as integral to the character of the property. All existing openings are to be retained. No new openings are to be created.
The proposal incorporates an alternative access point located off shire lane which is a private road with limited vehicular traffic.

Has the development or work(s) already started? ☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	Greengore Farm		
Street address:	Hill Lane		
	Hurst Green		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 9QT		

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

Easting:	367390
Northing:	438874

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):

Officer name:

Title: Mr First name: Gareth Surname: fort

Reference: RV/2012/ENQ/000050

Date (DD/MM/YYYY): 13/04/2012 (Must be pre-application submission)

Details of the pre-application advice received:

The principle of the proposed development is acceptable

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)

AG637/02

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. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

Listed building alterations

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Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

AG637/01 & 637/02

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☒ Don't know ☐ Grade I ☐ Grade II* ☐ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. 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	8	8	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			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Both barns are constructed in random stone.

Description of *proposed* materials and finishes:

As above.

Roof covering- add description

Description of *existing* materials and finishes:

Barn 1 has a concrete tiled roof. Barn 2 has a slate roof.

Description of *proposed* materials and finishes:

The roof coverings to barn 1 will be replaced with slate. The roof coverings to barn 2 will remain as existing.

Chimney - add description

Description of *existing* materials and finishes:

There is a single chimney stack to barn 2.

Description of *proposed* materials and finishes:

As existing.

Windows - add description

Description of *existing* materials and finishes:

Painted timber windows.

Description of *proposed* materials and finishes:

As existing.

14. Materials (continued)

External doors - add description

Description of *existing* materials and finishes:

Painted timber doors.

Description of *proposed* materials and finishes:

As existing.

Ceilings - add description

Description of *existing* materials and finishes:

Trowel textured plaster to barn 1. No ceiling provided to barn 2.

Description of *proposed* materials and finishes:

Smooth plaster finish.

Internal walls - add description

Description of *existing* materials and finishes:

No internal walls to barn 1.

Description of *proposed* materials and finishes:

Mixture of blockwork and studwork partitions with plaster finish.

Floors - add description

Description of *existing* materials and finishes:

Solid ground floors. Suspended timber first floors.

Description of *proposed* materials and finishes:

As above.

Internal doors - add description

Description of *existing* materials and finishes:

Timber doors.

Description of *proposed* materials and finishes:

As above.

Rainwater goods - add description

Description of *existing* materials and finishes:

Mixture of cast iron and Upvc rainwater goods.

Description of *proposed* materials and finishes:

New Upvc rainwater goods.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Mixture of gravel and cobbled driveway.

Description of *proposed* materials and finishes:

New access to be provided as illustrate on plans.

Are you supplying additional information on submitted drawings or plans?

☐ Yes ☒ No

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☒

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

16. 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

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

18. Existing Use

Please describe the current use of the site:

Barn 1 is currently unused, although we believe was formerly used for agricultural purposes.
Bar 2 is currently utilized as holiday lets/storage.

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

19. 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'.

20. Trade Effluent

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

21. Residential Units

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		1		1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

22. All Types of Development: Non-residential Floorspace

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

23. Employment

If known, please complete the following information regarding employees:

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

24. 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	

25. Site Area

What is the site area?

2,017

sq.metres

26. 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:

none

Is the proposal for a waste management development?

☐ Yes ☒ No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

28. 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

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: Graham Surname: Lea

Person role: Agent

Declaration date: 18/05/2012

☒ Declaration made

29. 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: Mr First Name: Graham Surname: Lea

Person role: Agent

Declaration date: 18/05/2012

☒ Declaration Made

30. Declaration

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

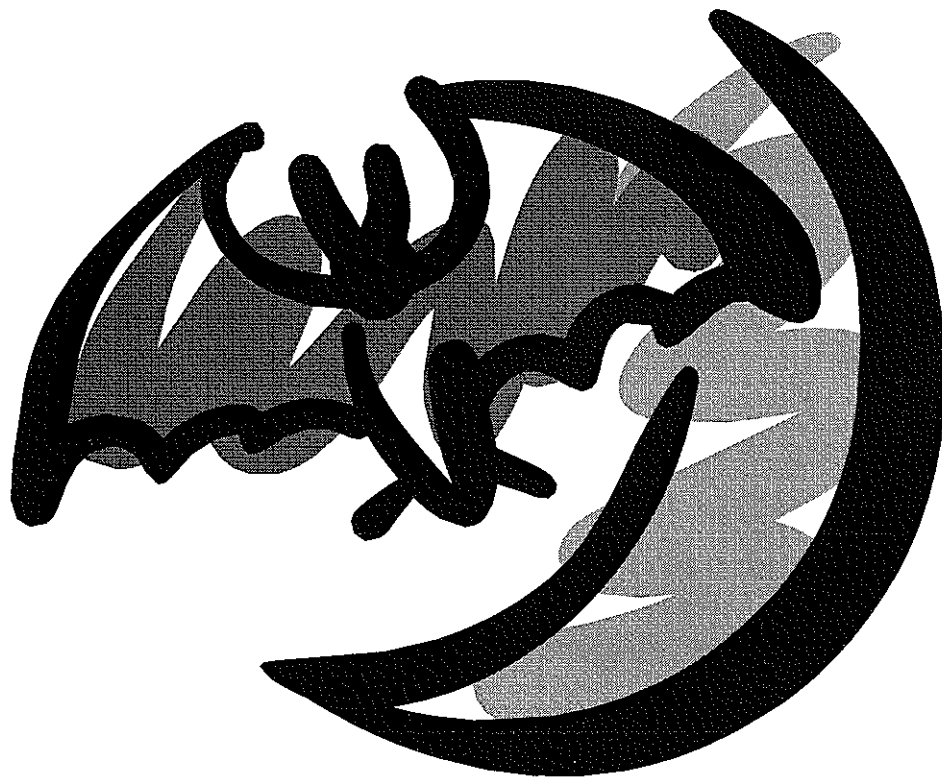


Date: 18/05/2012

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WILDLIFE SURVEY FOR BATS AND OWLS

**Greengore Farm
Hurst Green
Clitheroe
Lancs
PR7 9QT**



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





BAT AND OWL SURVEY & REPORT

Commissioned By:

Mr A Whittle,
Anderton Gables

Address:

5 Winckley Street
Preston
PR1 2AA

Tel No:

01772 562800

Instruction Method:

Written

Bat Survey Address:

Greengore Farm
Hurst Green
Clitheroe
Lancs
PR7 9QT

Visit Date/Time:

27th June 2012 @ 20.00hrs

Weather Conditions:

An warm overcast evening with no breeze and a temperature of 18⁰C.

Document Reference:

1437

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BAT SURVEY & REPORT

Survey Brief

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

Limitations of the report

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

BAT SURVEY & REPORT

Objectives of the report:

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

Survey Guidelines

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

Survey Methods

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

Evidence of use will include the following;

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

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats.

Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

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

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
10 x 43 Hawke binoculars,
Bat box 'duet' bat detector,
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small.

Bat detection methods

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

Evening surveys

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

Analysis of results

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

Bat habits

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

Adverse weather

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

Risk Assessment

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

Low risk:

No evidence of use by bats was found.

Medium risk:

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

High risk:

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

BAT SURVEY & REPORT

GREENGORE FARM.

The survey includes all the barns and outbuildings at Greengore Farm

The survey starts with the approach down the access road with the barn No 1 on the left. The next building to be inspected was the barn No 2 across the front of the road.

Turning left, and passing the gable end of barn No 1 on the left, the next building to be surveyed was the former shippon, No 3.

Beyond this is the silo clamp, structure No 4 and due to be demolished.

Barn No 1

Description

This is a two storey stone building with a projecting porch facing the access road. The apex roof is covered with tiles.

Two single storey lean-tos have been added, one built of stone attached to the northerly gable, the other built of concrete blocks and with a corrugated tin roof is situated between the projecting porch and the barn wall.

Bat use potential

Most of the stonework is rendered and in good condition. There are however small areas where render is missing and there are small cracks within the stonework.

Ventilation holes in the walls of the barn have been blocked to retain heat within the building. Netting has been installed around holes in the doorway to prevent pigeons from nesting.

Internally, none of the structures have any lining on the underside of the roofs, and inspection of these roof spaces was straight forward.

Findings

A careful search of all external areas found no evidence of bats. Inside the buildings, no evidence of bats could be found either.

Conclusions

With no signs of bat use either outside and inside the property, bat use is considered to be low.

A further survey at bat emergence time may provide additional information.

Risk Assessment

Low risk:

No evidence of use by bats was found.

BAT SURVEY & REPORT

Barn No 2

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Description

This building is in two halves, the left side is a former tractor store, a timber framed structure with open front and back, whilst the right hand side is built of stone. The single sloping roof of slate covers the building.

Internally, there is no lining to the roof, making observation of rafters and beams easier.

Bat use potential

Stonework of the barn has open gaps which could be used by bats. With no lining inside the roof, use by bats as a roost site are limited.

Findings

A careful search of all external areas found no evidence of bats. Inside the buildings, no evidence of bats could be found either.

Conclusions

With no signs of bat use either outside and inside the property, bat use is considered to be low.

A further survey at bat emergence time may provide additional information.

Risk Assessment

Low risk:

No evidence of use by bats was found.

Barn No 3

Description

This former shippon has concrete block walls and is covered with corrugated roofing sheets

Bat use potential

The concrete blocks have no cavities that could be used by bats. The roof has numerous roof lights, making the structure very light inside and the ceiling has no lining. These facts contribute to the fact that the building is not suitable for use by bats as a roost site

Findings

No evidence of bats either inside or outside the building could be found.

BAT SURVEY & REPORT

Barn No 3 (cont)

Conclusions

This building is considered to be unsuitable habitat for roosting or hibernating bats and with no signs of bat use either outside or inside the property, the likelihood of bats using this structure is nil.

Risk Assessment

Low risk:

No evidence of use by bats was found.

Barn No 4

Description

This structure is the former silo clamp and has three metre high concrete walls supported by steel beams, Three walls complete the structure, the fourth wall is open to allow vehicular access.

Bat use potential

There is no part of the structure that could be used by bats.

Conclusions

This structure is considered totally unsuitable for bats.

Risk Assessment

Low risk:

No evidence of use by bats was found.

BAT EMERGENCE SURVEY AND REPORT NO 1

Date: 27th June 2012

Start Time: 21.00 hours

End Time: 22.30 hours

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Weather:

A warm overcast evening with no breeze and a temperature of 18⁰C.

Bat Suitability Evening:

The evening was a good evening for foraging bats, warm with flying and biting insects annoying the surveyor.

Survey Details:

The survey was conducted using a 'bat detector' set at 45 Khz. The bat detector was occasionally tuned to 55 Khz to allow for different species of bat sonar. The attention was focussed on the access drive and frontage to the main barn no 1 and building No 2

Survey Findings:

At 21.57 hrs, a pipistrelle bat flew over the site from the north and proceeded to fly straight through the site and onto the fields to the south.

At 22.08 hrs a pipistrelle bat returned on the same flight path and disappeared towards the woodland to the north.

Fine tuning of the bat detector confirmed the species to be Common Pipistrelle, echo locating on 45 Khz.

No bats were seen or detected emerging from any of the buildings under observation.

Evaluation of the Survey Results:

The survey could find no evidence of bats using either of the buildings.

Risk Assessment:

Low.

BAT EMERGENCE SURVEY AND REPORT NO 2

Date: 28th June 2012

Start Time: 21.00 hours

End Time: 22.30 hours

Weather:

A cooler evening with little cloud, a strong westerly breeze and a temperature of 15⁰C.

Bat Suitability Evening:

The evening was a good evening for foraging bats, with the wind blowing insects into the sheltered sides of the buildings

Survey Details:

As on the previous evening, the survey was conducted using a 'bat detector' set at 45 Khz. The bat detector was occasionally tuned to 55 Khz to allow for different species of bat sonar. The attention was focussed this time on the easterly side of the barn no 1 and building no 3.

Survey Findings:

At 22.10 hrs, a pipistrelle bat flew over the site from the south and proceeded to fly straight through the site and into the woodland to the north.

Fine tuning of the bat detector confirmed the species to be Common Pipistrelle, echo locating on 45 Khz.

No bats were seen or detected emerging from any of the buildings under observation.

No other bats were detected or observed throughout the watch.

Evaluation of the Survey Results:

The survey could find no evidence of bats using either of the buildings.

Risk Assessment:

Low.

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

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The proposal is to demolish some of the buildings and convert the barns to residential use.

Site Description

The buildings were part of a working farm, and now used for storage. The property is situated on a south facing hillside, with the farmhouse and other farm buildings nearby. The farm is surrounded by agricultural grazing land with mixed mature hardwood trees in nearby woodland and hedgerows.

Survey Results

The survey found no evidence of bats entering or occupying the buildings. The evening surveys at bat emergence time observed two pipistrelle bats flying over the site. No bats emerged from the buildings under observation.

Importance of the Site

The site has no special wildlife importance.

Conclusions

Bats do not use the building as a roost site.

Risk Assessment

Low

Mitigation and Enhancement

No special mitigation or wildlife enhancement is required.

Timing of works

Work may be undertaken at any time.

Author: Denis Lambert

Signed: *Denis Lambert.*

Dated: 30th June 2012

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No 20110680 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

BAT SURVEY & REPORT

Bats and the Law

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

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

How to proceed when bats are found

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

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

General recommendations:

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

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

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

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

BARN OWL SURVEY & REPORT

320120589P

Survey Brief:

To inspect buildings, assess the value of the site for barn owls, and compile a report prior to a Planning Application being submitted.

The report will identify if barn owls have ever used the buildings at any time, or not as the case may be. Barn owls are protected under the Wildlife and Countryside Act 1981, Habitats and Species Regulations 1994 and Countryside & Rights of Way Act, 2000.

Objectives of the report:

To thoroughly inspect all buildings and record any findings that may indicate the presence of barn owls.

To make recommendations when the presence of barn owls is found.

Limitations of the report:

External walls and internal rooms are inspected from ground level only.

Roof voids, attics and lofts will only be inspected when safe access is possible.

Buildings whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

Survey Details

The purpose of the survey is to look for evidence that barn owls use, or have used the buildings for resting, feeding or nesting, or not, as the case may be.

Evidence of use by owls will include the following;

- White streaks down roof timbers and walls
- Barn owl pellets, new and old
- Barn owl feathers
- Signs of nest
- Access for barn owls

SURVEYING EQUIPMENT

- Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
- 10 x 43 Hawke binoculars,
- Petzl headlamp torches.
- A variety of folding aluminium ladders.

Survey Methods

The buildings were inspected, looking for signs of use by barn owls, as mentioned above, using ladders for access and torch and binoculars when required.

BARN OWL SURVEY & REPORT

Site description:

The building was part of a working farm with no access points suitable for barn owls to enter the structure. Agricultural land surrounds the farm, which is sited on an exposed westerly facing hillside.

Survey results

YES	NO
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External:	White streaks down roof timbers + walls		✓
	Owl pellets		✓
Internal:	White streaks down walls		✓
	Owl pellets new		✓
	Owl pellets old		✓
	Owl feathers		✓
	Signs of nest		✓
	Access for owls		✓

	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments:

No evidence of barn owls could be found.

Importance of the site

The site has no special wildlife importance.

Conclusion:

Barn owls do not use the building.

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *30th June 2012*

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20110680 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.