



RIBBLE VALLEY
BOROUGH COUNCIL

11 JUL 2012

THE
OFFICE OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120620P

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

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 Proposed Works

Please describe the proposed works:

WANTED EXTENSION TO FIRST FLOOR PROVIDING ONE BEDROOM
AND BATHROOM AND EXTENSION TO GROUND FLOOR AT REAR
PROVIDING DINING ROOM

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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoDo 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 AdviceHas 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):

Details of the pre-application advice received:

7. Trees and HedgesAre there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ 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. ParkingWill the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. 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

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
Walls	FRONT - RANDOM STONE SIDE/REAR - RENDERED OVER ~~BRICKWORK~~ RANDOM STONE	FRONT - RANDOM STONE TO MATCH EX. SIDE/REAR - RENDERED OVER BRICKWORK	☐	☐
Roof	GREY SLATE + BLUE SLATE MIXED	BLUE SLATE	☐	☐
Windows			☐	☐
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:

2347 - DESIGN & ACCESS STATEMENT

2347-01/02 DRAWINGS.

11. 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):

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):

11. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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):

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12. 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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

R. Heaton

06-07-2012

(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):

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13. 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.

The original and 3 copies of a completed and dated application form:

☐

The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:

☐

The correct fee:

☐

The original and 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:

☐

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

☐

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

☐

The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):

☐

14. 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):

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01254

243909

Country code: Mobile number (optional):

07767 333405

Country code: Fax number (optional):

Email address (optional):

phil_hector@btinternet.com

17. Site VisitCan 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)

☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

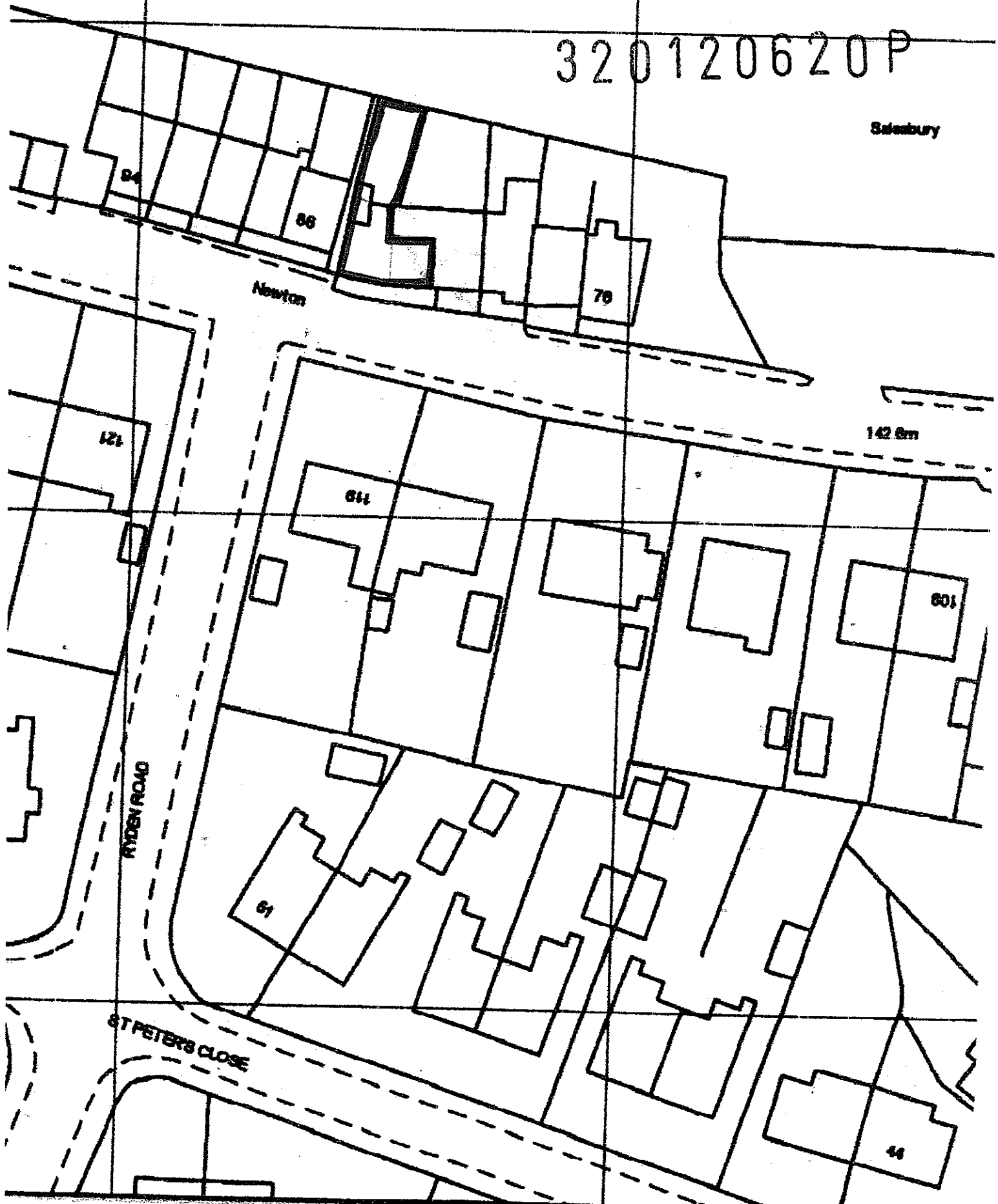
Email address:

84 RIBCHESTER ROAD
CLAYTON LE DALE BR1 9HQ

SCALE 1:500

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Salisbury



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DESIGN AND ACCESS STATEMENT

PROPOSED FIRST FLOOR EXTENSION CONTAINING ONE ADDITIONAL
BEDROOM AND BATHROOM

AT 84 RIBCHESTER ROAD, CLAYTON LE DALE, BB1 9HQ



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1.0 THE APPLICATION

- 1.1 This document relates to the accompanying planning application which seeks consent to extend above the existing single storey side extension to create a further bedroom and bathroom; and a rear single storey extension to replace the conservatory.
- 1.2 The following sets out the relevant development plan policies and national guidance. It also includes an access and design statement in accordance with Circular 1/2006.

2.0 CONTEXT

2.1 Site Location

The application site is situated along Ribchester Road 50metres beyond the Bonny Inn public house on the north side of the road at the end of a terrace of four cottages.

2.2 Historical element

Not Applicable.

2.3 Site description

The property is the end of four cottages all constructed at separate times but within a twenty-year timeframe.

The single storey extension was built after the original cottage was constructed but was formed before 1845 as it is shown on the Ordnance Survey map of this date.

In terms of planning legislation, as the extension was built before 1 July 1948 the buildings are thus classified as original for the purpose of calculating increased floor area as a percentage of the original in line with planning guidance.

2.4 Background to application

A previous application (No. 3/2012/0101) for a first floor extension has been refused with the Reasons for Refusal largely based on visual amenity and non-compliance with the SPG document "Extensions and Alterations to Dwellings". No objections were received from either statutory consultees or neighbours.

Following the refused application a meeting was held with the planning officer to determine how to make acceptable amendments in line with planning policy. A summary meeting note is appended to this application.

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2.5 Opportunities and constraints

Not applicable.

2.6 Design

The amended proposals reflect the concerns raised within the Delegated Item File Report of the Refused application and now adequately satisfy the guidance criteria laid out in the SPG "Extensions and Alterations to Dwellings".

Materials and finishes also reflect the existing materials used in order to respect the character and appearance of the main house.

The existing gross internal area (GIA) including the single storey extension (which is admissible due to the 1 July 1948 ruling) less the conservatory area is 60.48 m². The proposed first floor extension and rear single storey dining room provides 30.81 m² (GIA) showing a 51% increase in floor space and set within the guidelines of a maximum permissible increase of 75% for similar properties.

Although the single storey rear extension could probably be applied for under Permitted Development Rights we identify the full extent of the proposals here for consideration.

3.0 Proposed Use

This application seeks permission to increase the habitable space to include a further bedroom and bathroom commensurate with the applicant's family needs.

4. SUSTAINABILITY

4.1 Land and Building Use

The application site is within a highly sustainable location with local amenities within easy accessible distance.

4.2 Transport

Not applicable.

4.2a Public transport

Not applicable.

4.2b Internal and external recycling facilities

As existing.

4.2c Water conservation

In terms of water conservation, this development will also utilise the following strategies where possible-

- i 4/6L dual low flush toilets
- ii Leak proof flush mechanisms for toilets = valve flush

4.2d Flood risk

Assessment in accordance with PPS 25.

The environmental flood map shows that the site is not within 250m of an area at risk of *Extreme flooding from rivers or sea without defences* (Flood Zone 2).

5.0 Planning Policy

The following policies are applicable to this application- National Planning Policy Guidance Note 3 Housing (PPG3); Local Policy G1 – Development Control, Policy H10 – Residential Extensions and Policy SPG – Extensions and Alterations to Dwellings.

The relevant planning guidance is given by the following hierarchical documents:

- National Planning Policy Statements
- Regional Planning Guidance Notes
- Local Development Framework
- Supplementary Planning Guidance

The design proposal recognises this hierarchy of documents and satisfies the particular criteria set out in the SPG “Extensions and Alterations to Dwellings”.

6. Layout

Please see accompanying plans.

7. Scale

The site area proposed for development can be obtained from plans.

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8. Open Space and External Works

Not applicable to this application.

9. Appearance

In terms of external appearance, the first floor extension will continue the existing roof and front wall lines to be compatible with the other cottages in the terrace.

All materials will be compatible with the existing property in order to retain the inherent character and appearance of the original property.

10. Access component

There are no proposed changes to the way in which the property is presently served.

11. Summary

This application acknowledges the reasons given for refusal of the earlier planning application 3/2012/0101 and has made the necessary amendments in order to satisfy the provisions cited therein.

The proposal provides for one additional bedroom and bathroom, which does not exceed the provisions in other properties of a similar type in the area.

The application site has limited existing amenity space, however, this is characteristic of properties of similar age and type in the area; furthermore, there are public open spaces in the near vicinity.

earthworks environmental design

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

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Mr Simon Morgan

225 Revidge Road
Blackburn
BB2 6DT

15 February 2012

Job ref: B 1105

Dear Mr Morgan

Re: Scoping Survey (bats): 84 Ribchester Road, Salesbury, Blackburn, BB1 9HQ

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council for proposed building alterations at the above property.

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 Monday 13 February between 09.00 and 09.30. The weather at the time of the inspection was cool, dry and overcast (temp: 5.5°C; cloud cover: 100%, wind: light north-westerly, rain: nil) providing satisfactory conditions for carrying out a daylight scoping survey.

There is no evidence of roosting bats at this property; consequently there is only a very low risk of disturbing a protected species (bats) during the proposed development.

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 desk study and data trawl of publicly available information on protected species (usually bat records) within the district in addition to locating all significant landscape features and designated nature conservation sites within 2.5km of the property.

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. Temperature, humidity and lux readings were measured using ETI instruments.

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, Bat Conservation Trust, 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.

Desk study

A targeted desk study was undertaken to identify the presence of protected species (bats) and whether there are any significant species records or designated wildlife and conservation sites nearby.

NBN uses mammal datasets (*Terrestrial mammals - Chiroptera*) provided by the Bat Conservation Trust (*National Bat Monitoring Programme - Colony Counts Survey and Daubenton's Bat Waterway Survey*), Natural England's Bat Sites Inventory for England, Mammal Records for Britain (Mammal Atlas 1993 with additions), including some local and regional biological record centres or data providers.

The search includes on-line access to the Multi-Agency Geographical Information Centre (www.magic.gov.uk) Natural England - Nature on the map (www.natureonthemap.org.uk) and National Biodiversity Network (NBN).

Additional records are normally obtained from local data providers including East Lancashire Bat Group, North Lancashire Bat Group and may include species records from other ecological consultants or bat workers with good local knowledge.

Pre-existing information

Previous bat surveys have not been undertaken at this property.

There are no records of roosting bats at this property or within neighbouring properties.

There are no designated wildlife / nature conservation sites adjacent to the site.

Data search (SD53 and SD63)

NBN identifies four bat species in the recording squares SD53 and SD63, these are: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*P. pygmaeus*), Whiskered bat (*M. mystacinus*) and brown long-eared bat (*Plecotus auritus*).

Based on species records obtained from additional sources, the following bat species are likely to be present within the wider district (ie. 10km squares SD53 and SD63):

• Natterer's bat	(<i>Myotis nattereri</i>)
• <i>Myotis</i> sp.	(<i>Myotis species</i>)*
• Whiskered bat	(<i>M. mystacinus</i>)
• Brandt's bat	(<i>M. brandtii</i>)
• Daubenton's bat	(<i>M. daubentonii</i>)*
• Brown long-eared bat	(<i>Plecotus auritus</i>)*
• Pipistrelle sp.	(<i>Pipistrellus species</i>)*
• Common pipistrelle	(<i>Pipistrellus pipistrellus</i>) *
• Soprano pipistrelle	(<i>P. pygmaeus</i>) *
• Noctule bat	(<i>Nyctalus noctula</i>)

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*These species are regularly recorded throughout the north-west region where suitable feeding, foraging and commuting habitats are present.

Description of the property

This is a two storey end-of-terrace cottage with stone, brick and block wall construction and duo-pitched roof (shown as 'B' in figure 1). The rafter-with-purlin roof is tiled and lined with a bitumastic felt; the enclosed roof void is insulated with glass fibre material laid across the ceiling joists (figure 6).

The side extension (shown as 'A' in figure 1) has a duo-pitched roof rafter-with-purlin construction; the roof is clad with stone slates and lined with a bitumen felt; the enclosed void is insulated with a glass fibre material and the roof is partly under drawn with thermal foil insulation (figure 4).

The boiler and flue is currently located within roof void 'A'.

Both roofs appear well-sealed and secure and there is no evidence of bat or bird activity in either void.

There is a single storey sun lounge / conservatory with mono-pitch laminate roof, uPVC sealed unit windows and doors at the rear of the property (figure 3).

Location:

(National grid reference: SD 678329; elevation approximately: 135m asl).

The property is one of several stone cottages of similar age, design and construction; the front elevation is adjacent to the road, the rear of the property is adjacent to open countryside with extensive grazing land / permanent grassland, with traditional field boundaries, mature hedgerows and small deciduous copses.

There are no extensive broadleaved woodlands, plantations or riparian woodland within 250m of the property and there is no standing open water or any significant river channel nearby; the location provides sub-optimal foraging, feeding 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 raising the roof line of roof 'A' to the level of roof 'B' - providing two storey accommodation; the work will require removal of existing roof 'A', re-roofing 'B' and removal of the single storey conservatory.



Figure 1: Front elevation

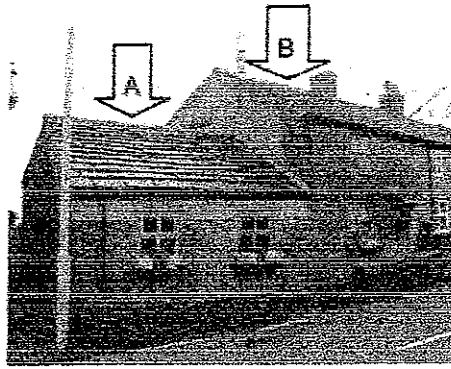


Figure 2: Side / front elevation

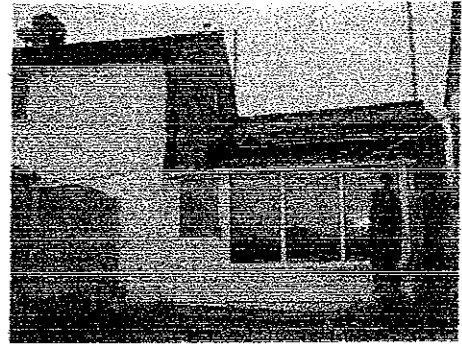


Figure 3: Rear elevation

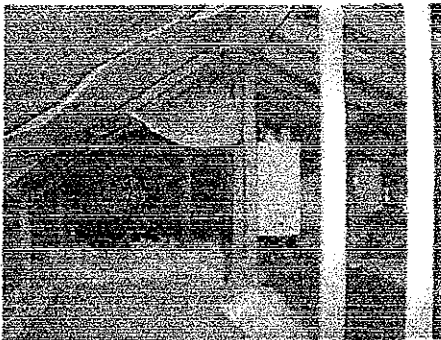


Figure 4: roof void 'A'

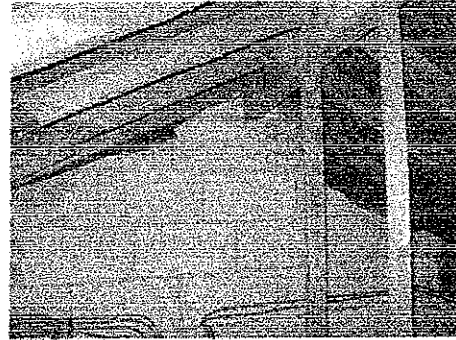


Figure 5: roof void 'A'

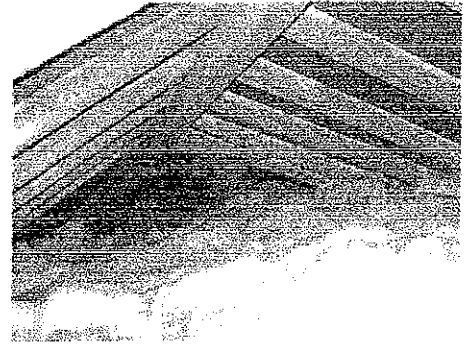


Figure 6: roof void 'B'

Survey results

All parts of the property were carefully inspected for evidence of bat droppings, discarded insect prey and other indicative signs of roosting, resting perching or feeding by bats; none was found

There are no signs of bat roosting, perching or feeding activity within any part of the enclosed roof voids; the roof fabric is generally well-sealed and secure; all sections of lead work flashing and mortar pointing at the roof verges is also intact.

It is unlikely that roosting bats have ever been present within the roof voids and the potential for roosting bats at this site is currently low.

The location of the property is 'sub-optimal' in terms of feeding, foraging and commuting habitat for bats; activity within the immediate area is likely to be low-frequency and there are few bat records for the locality within 500m of the property.

The site offers poor habitat connectivity to feeding, foraging and commuting habitat within the wider district.

Evaluation of results

There is no evidence of bat activity within any part of the property; there is only a very low risk of exposing / disturbing roosting bats during the proposed building alterations. It is recommended the works proceed with reasonable caution and vigilance for the 'unexpected' presence of any solitary roosting bats.

The scale of impact of the development on local bat populations is likely to be negligible or low¹.

The conservation significance of the property is currently low².

Further survey work during the summer period is not required³.

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- 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 the level of survey necessary, (BCT, Bat Surveys, 2007, p24)

Risk of disturbance

The level of disturbance to roosting / resting bats at this property is likely to be negligible / low risk*

* Risk categories are shown in Table 1 below:

Negligible risk: it is highly unlikely any bat species have been present at this site.

Low risk: there is only low risk of disturbance to solitary bats or small numbers of common and widespread bat species.

Low / moderate risk: caution required; activity of common / rarer species is possible, including the presence of occasional / regular night perching and feeding activity or the presence of small numbers of rarer species (but not a maternity or hibernation site)

Moderate risk: caution required; there is moderate risk of disturbance to common bat species; activity may include the presence of regular / significant feeding perches and signs of feeding, a regularly used day / night roost or a maternity site of a common and widespread species or the likely presence of low numbers of rarer species (rarer as defined within the local context)

Moderate / high risk: considerable caution is required; this category may include a maternity site of rarer species.

High risk: considerable / extreme caution is required; there is a significant risk of causing disturbance to roosting bats at this site including large numbers of common species, a maternity site of locally rare or rarest UK species or a significant hibernation site for rare or rarest species, this is likely to be a site meeting the SSSI guidelines.

Table 1: Risk categories (adapted from Guidelines for proportionate mitigation - Bat Mitigation Guidelines (2004).

Conclusion and recommendations

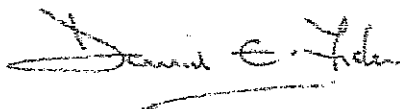
The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

The scale of impact of the development at site level on local bat populations is likely to be negligible / 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 with the planning application.

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, usually under roof cladding, lead work flashing, verge tiles and ridge tiles.
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

APPENDIX 1

Wildlife legislation -- Bats and the law

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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, AJ 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

Information, guidelines and data sources

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. Department for Environment Food and Rural Affairs (Defra)
4. Joint Nature Conservation Committee (JNCC)
5. North Lancashire Bat Group
6. East Lancashire Bat Group
7. Lancashire and Cheshire Fauna Society
8. East Lancashire Ornithologist's Club
9. Lancashire Biodiversity Partnership
10. Biological Heritage Sites Partnership (LCC, NE and LWT)
11. EED dataset (Lancashire bat records 2000 - 2012)
12. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
13. Natural England - Nature on the map (www.natureonthemap.org.uk)
14. Bat Mitigation Guidelines, NE / BCT, AJ Mitchell-Jones, 2004
15. Bat Surveys, Good Practice Guidelines, BCT, 2007
16. Bat Workers Manual, JNCC, 2004
17. Minimum Standards for Bat Surveys in West Yorkshire, West Yorkshire Ecology Advisory Group 2009
18. Eurobats publication No. 5 - Guidelines for Surveillance and Monitoring of European Bats, UNEP, 2010