



RIBBLE VALLEY
BOROUGH COUNCIL

23 JUL 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120658 P

Date received

Fee paid £

Receipt No:

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: P.B.
Last name: CHESTERTON
Company (optional):
Unit: House number: 22 House suffix:
House name:
Address 1: ST. PETERS CLOSE
Address 2: CLAYTON LE DALE
Address 3:
Town: BLACKBURN
County: LANCASHIRE
Country:
Postcode: BB1 9HH

2. Agent Name and Address

Title: MR First name: P.J.
Last name: HOLGATE
Company (optional): BEACONWOOD DESIGN LTD
Unit: House number: 14 House suffix:
House name:
Address 1: MYCOLLAR ROAD
Address 2:
Address 3:
Town: BLACKBURN
County: LANCASHIRE
Country:
Postcode: BB2 7AZ

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED LOUNGE, KITCHEN & BEDROOMS
EXTENSION (INCLUDING ROOMS IN ROOFSPACE)
AND DETACHED 2 CAR GARAGE.

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:

TREE INDICATED ON 1:500 SITE PLAN

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	BRICK / RANDOM	BRICK / RANDOM	☐	☐	12/ 2024/1
Roof	TILES	TILES	☐	☐	"
Windows	UPVC	UPVC	☐	☐	"
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:

--

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):

Beardwood Ryan LH

23/07/2012

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):

--

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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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:

Date (DD/MM/YYYY):

--

Beardwood Ryan Ltd

23/07/2012

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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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:



The correct fee:



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):



+ BAT Survey.

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:

Date (DD/MM/YYYY):

--

Beardwood Ryan Ltd

23/07/2012

(date cannot be pre-application)

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:
	01254 . 676778	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

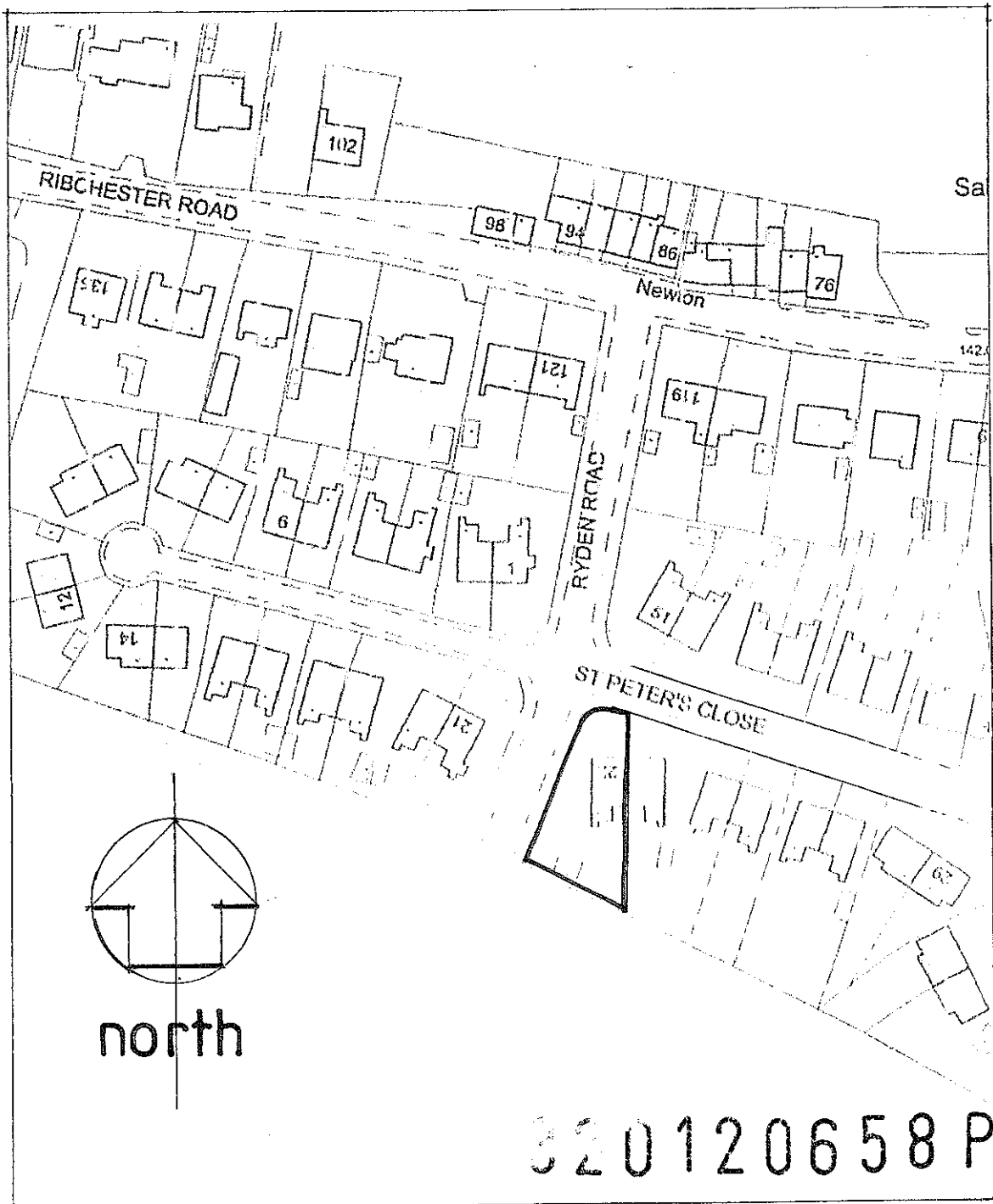
16. Site VisitCan the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ NoIf the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's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

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



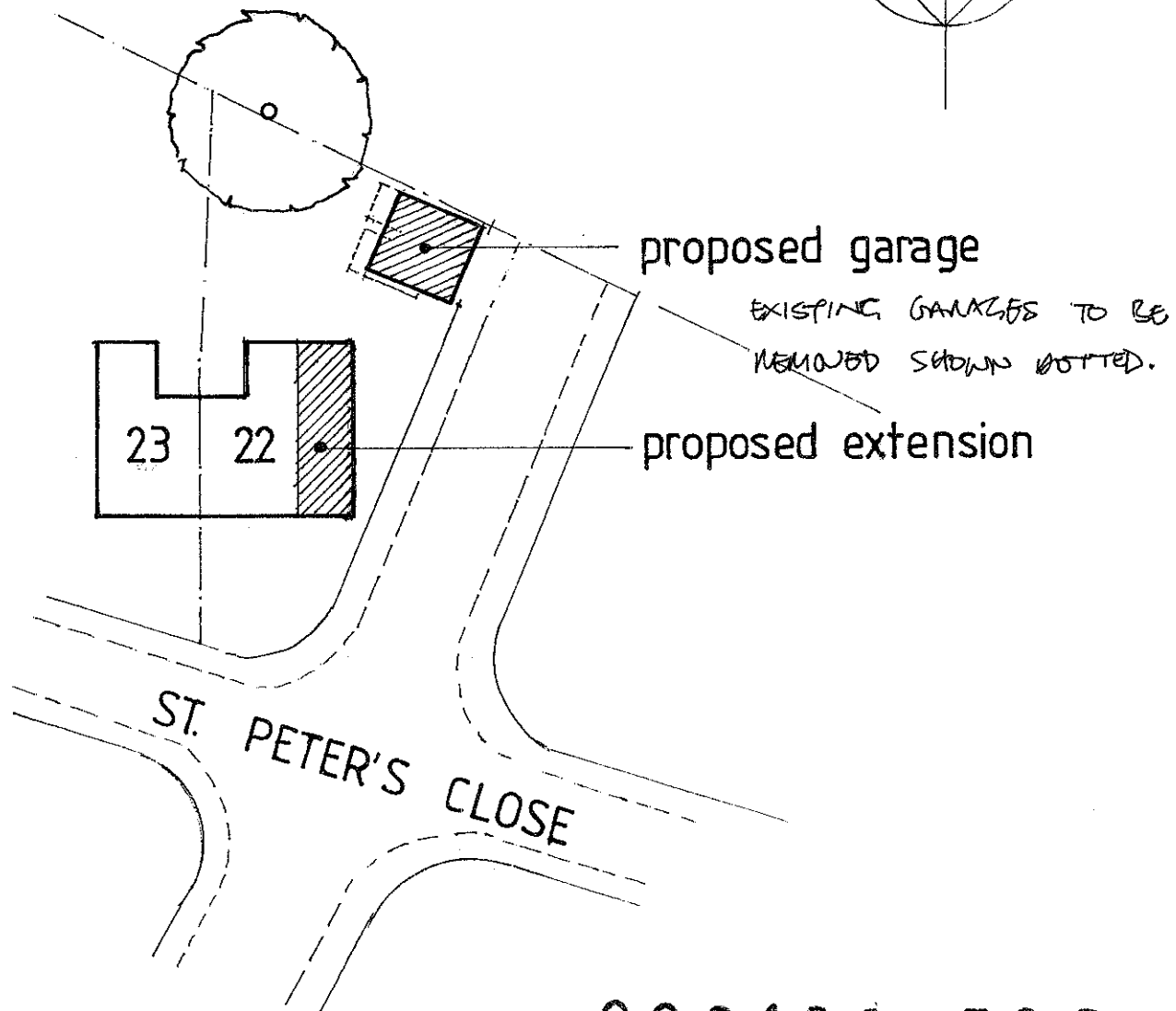
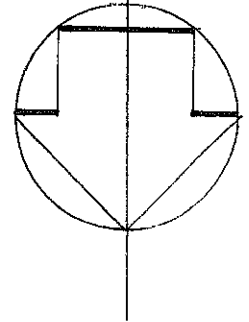
location plan
scale 1:1250

0 10 20 30 40 50 60

SCALE IN METRES @ 1:1250.

A4

471011



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SITE PLAN

scale 1:500

0 10 20 30 40 50

SCALE IN METRES @ 1:500

A4

earthworks environmental design

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

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

Mr Peter Holgate

Beardwood Designs Ltd
14 Wycoller Road
Blackburn
Lancashire
BB2 7AZ

320120658 P

16 July 2012

Job ref: B 1188

Dear Mr Holgate

Re: Daylight scoping survey (bats): 22 St Peter's Close, Clayton-le-Dale, Lancashire. BB1 9HH

Introduction

You have requested a protected species survey (on behalf of your client Mr Peter Chesterton), as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed building alterations / extension at the above property.

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 RVBC requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation, compensation or enhancement proposals that may be required.

A scoping survey and daylight inspection of the property was undertaken on Friday 13 July between 09 30 and 10 15.

The weather at the time of the inspection was mild, dry and bright (max. temperature: 16.5°C; cloud cover: 95%; wind: light south-easterly; rain: nil) providing optimal conditions for a daylight scoping survey.

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

It is highly unlikely that any protected species (bats) will be disturbed during the course of the proposed development.

Survey methodology

The survey includes internal and external inspections of the building including all internal voids.

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

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

The aim of the scoping survey is to consider the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

The daylight scoping survey includes a local record search of publicly available data for protected species, in addition to information on locally significant landscape features and designated sites for wildlife and nature conservation.

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 (Pro Vision 300) to view all likely areas of the building for the presence of bats.

Evidence of bat activity may include bat droppings and urine marks, bat corpses, roost staining or evidence of feeding remains such as insect prey, discarded moth and butterfly wings and other insects fragments typically found beneath feeding perches.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989;

Natural England licence No: 20113901 (August 2011), Conservation, Science and Education.

Constraints

Small crevice-roosting bats such as the pipistrelles, some of the myotis bats and occasionally brown long-eared bats are able to remain unseen within very confined spaces such as cavity walls, block work walls, beneath roofing materials, wall claddings, lead work flashings and fascia soffits despite careful visual inspection.

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

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

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

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

Evening emergence / dawn re-entry surveys have not been carried out at this property.

Pre-existing information (site location - NGR: SD 678 328)

Previous surveys have not been carried out at the property. No further information is available.

There are no records of roosting bats within 1km of the property. (Source: ELBG / EED)

Data search

- (1) NBN 10km squares SD63 and SD73 (including parts of the Ribble Valley and East Lancs).
- (2) Local data search to identify bat records at properties within 1km of the site.

The following bat species are known to be present within the wider district:

Natterer's bat	(<i>Myotis nattereri</i>)* ¹
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>)* ¹
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)* ¹
Soprano pipistrelle	(<i>P. pygmaeus</i>)* ¹
Noctule bat	(<i>Nyctalus noctula</i>)* ¹

*National Biodiversity Network (NBN) datasets, (terrestrial mammals) recorded in the 10km square SD63 and SD73
¹EED dataset

The two bat species most frequently found roosting within residential properties in the district are (1) common pipistrelle (*Pipistrellus pipistrellus*) and (2) soprano pipistrelle (*P. pygmaeus*).

Description of the property

The property is a semi-detached bungalow with rendered brick cavity wall construction (built circa 1950's) with a duo-pitched tile-with-batten roof. The building is currently un-occupied whilst internal works are carried out; it is understood the property has been empty for several months.

The rafter-with-purlin roof is clad with tiles and lined with a bitumen and hessian under-felt (figures 5 and 6); the enclosed roof void is generally, clean, dry and well-ventilated and the roof space was previously insulated with a fibre glass material laid across the ceiling joists.

The void has no natural light and the area is not in regular use for storage or access.

Externally, the timber fascias and box soffit are relatively secure although there is some local damage to an end soffit on the west elevation (figure 2); most of the windows and doors are secure with the exception of a damaged window frame on the front (north) elevation (figure 1).

Images: Moor View 22 St. Peter's Close Clayton-le-dale (13 July 2012)

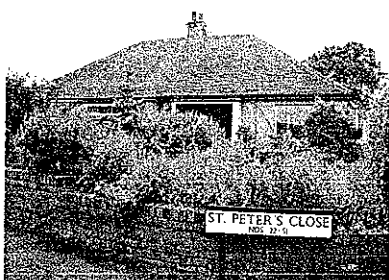


Figure 1:



Figure 2:



Figure 3:



Figure 4:

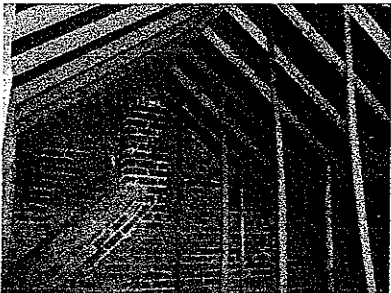


Figure 5:

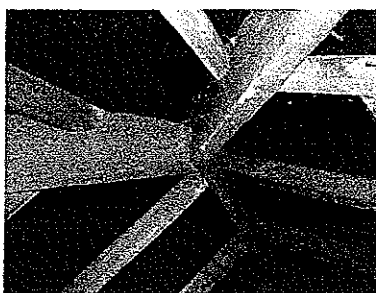


Figure 6:

Location of the property

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NGR: SD 678328; elevation: 140m

The property is located within a well-established residential area of Salesbury, Clayton-le-Dale. Although the bungalow is close to several other properties of similar age, design and construction, the site is close to the southern edge of the development and immediately adjacent to open countryside with extensive views to the south across the Showley Brook.

There is no open water or significant river channel adjacent to the site.

The nearest significant watercourse, providing high-value feeding, foraging and commuting habitat for bats is the Showley Brook, located approximately 400m south of the site on lower ground. The location / aspect of the property is open to prevailing wind providing sub-optimal feeding and foraging habitat for bats.

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

Proposed development

Proposed renovation of the property including construction of a single storey side extension to the west elevation (*Drawings: Peter Holgate - Beardwood Designs Ltd*).

Survey results

All parts of the property (internal and external features) were inspected for evidence of bat droppings and other indicative signs of roosting activity by bats; none were found.

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

There is no evidence of access by bats or signs that the property has ever been used as a day / night roost, maternity site or place of hibernation.

Evaluation of results (interpretation)

There is no evidence of bat activity; it is highly unlikely that bats have ever been active within the building; there are no field signs to indicate the site has been used as a day roost, transitory roost, mating roost, nursery site or hibernaculum.

There is currently a negligible / low risk of disturbing roosting bats during the proposed works.

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

The conservation significance of the property is currently low².

There are no existing records of bat activity at this property.

Further survey work (emergence and activity surveys) is not recommended.³

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)

Recommendations

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It is recommended the proposed works proceed with reasonable caution and vigilance for the unlikely presence of solitary roosting bats (refer to the mitigation guidance notes, Appendix B)

Further survey work at the site (ie. evening emergence or dawn re-entry and swarming surveys) is not required.

A mitigation licence will not be required at this property.

Conclusion

The proposed development / 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.

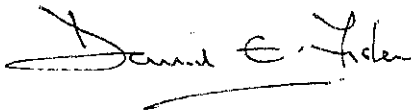
The scale of impact of the development at site level on local bat populations is likely to be negligible or low.

Mitigation guidance notes are included (Appendix B); in the unlikely situation that any bats are disturbed, contact the Bat Conservation Trust immediately for further advice.

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

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council with the planning application.

Yours sincerely



David Fisher

APPENDIX A

320120658 P

Information / data sources

The following sources were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. Department for Environment Food and Rural Affairs (Defra)
4. Joint Nature Conservation Committee (JNCC)
5. North Lancashire Bat Group
6. East Lancashire Bat Group
7. Lancashire and Cheshire Fauna Society
8. Lancashire Wildlife Trust
9. Lancashire Biodiversity Partnership
10. Ribble Valley Borough Council
11. Biological Heritage Sites Partnership (LCC, NE and LWT)
12. EED dataset (Lancashire bat records 2000 - 2012)
13. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
14. Natural England - Nature on the map (www.natureonthemap.org.uk)

Appendix B

Mitigation considerations (general guidance notes)

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 (Natural England, 2004) define mitigation as "*measures to protect the bat population from damaging activities and reduce or remove the impact of development*".

ACTION	METHOD / NOTES
1 Further survey effort	No required
2. Timing constraints	Not required
3. Licence requirement	Not required (based on the survey findings)
4 Method statement	Not required
5. Removal of roofing materials	Although it is unlikely that any roosting bats will be exposed during renovation or repair of the roof, project managers and site contractors should be aware that solitary bats are occasionally found roosting beneath all types of roofing material, most frequently under slates, roofing felt, fascia boards, roof claddings, verge tiles and ridge tiles. Bats may be found at any time of year, although most individuals are found in the spring, summer and autumn period between late April and early October.
6 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 must be aware of their responsibilities to all protected species If accumulations of droppings are found during the removal of the roofing materials or walling, stop work and seek advice before continuing work in this area

7. 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.
8. 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
9 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. If you are unable to contact BCT; please call David fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile) for immediate advice
10. Post-development monitoring	Not required

APPENDIX C

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

Bibliography:

Altringham, JD., (2011) *Bats, From Evolution to Conservation*.

Battersby, J., (2010) *Guidelines for Surveillance and Monitoring of European Bat, Eurobats No.5*

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