



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only	
Application No:	320120661P
Date received:	12 JUL 2012
Fee paid £:	
Receipt No:	

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:	MR/MRS	First name:	
Last name:	TOMLINSON		
Company (optional):			
Unit:		House number:	21
		House suffix:	
House name:	MAUFIELD		
Address 1:	WHINNEY LANE		
Address 2:	LANGITO		
Address 3:			
Town:			
County:	LANCS		
Country:			
Postcode:	BB6 8DQ		

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:

PROPOSED SIDE + REAR EXTENSION

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 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. Parking

Will 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	BRICK + RENDER	TO MATCH ~~RENDER~~	☐	☐
Roof	SLATE	TO MATCH	☐	☐
Windows	UPVC	TO MATCH	☐	☐
Doors	UPVC	TO MATCH	☐	☐
Boundary treatments (e.g. fences, walls)		NO CHANGE	☐	☐
Vehicle access and hard-standing		NO CHANGE	☐	☐
Lighting	NONE	NONE	☐	☐
Others (please specify)	N/A	N/A	☐	☐

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:

EXISTING + PROPOSED PLANS + ELEVATIONS
LOCATION PLAN

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):



11/7/12

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):

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)

320120661P

15. Applicant Contact Details

Telephone numbers

Country code: [redacted] National number: [redacted] Extension number: [redacted]

Country code: [redacted] Mobile number (optional): [redacted]

Country code: [redacted] Fax number (optional): [redacted]

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: [redacted] National number: [redacted] Extension number: [redacted]

Country code: [redacted] Mobile number (optional): [redacted]

Country code: [redacted] Fax number (optional): [redacted]

Email address (optional):

17. 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)

☐ Agent

☒ Applicant

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

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

* front elevation can be seen from whinney lane

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 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 [redacted] day of [redacted] month of [redacted] year, 20[redacted], at [redacted] (more than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

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:

Tau

Or signed - Agent:

--

Date (DD/MM/YYYY):

11/7/12

(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 the owner 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):

--

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):



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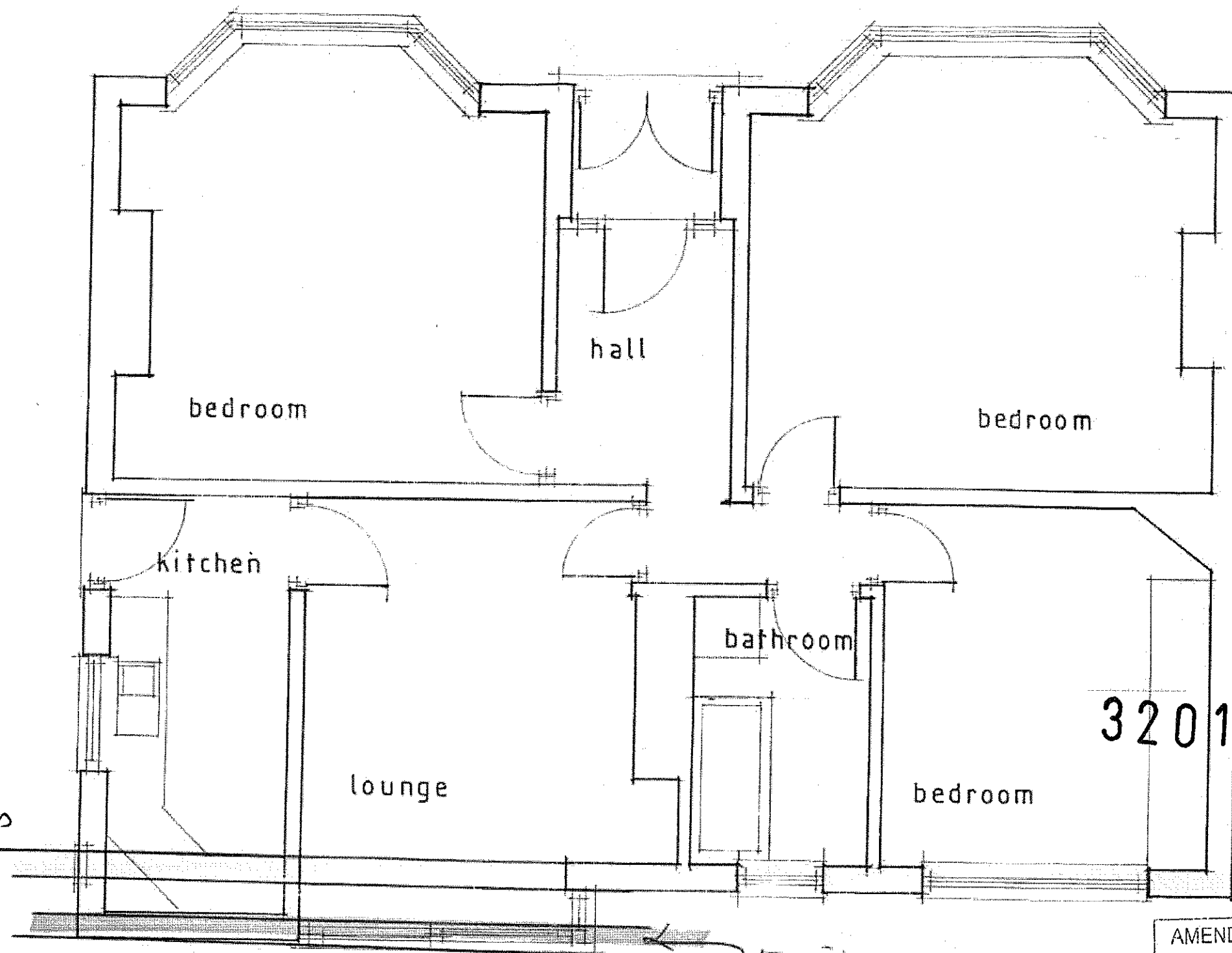
SHINER LANE

21

N

Scale: 1:1250



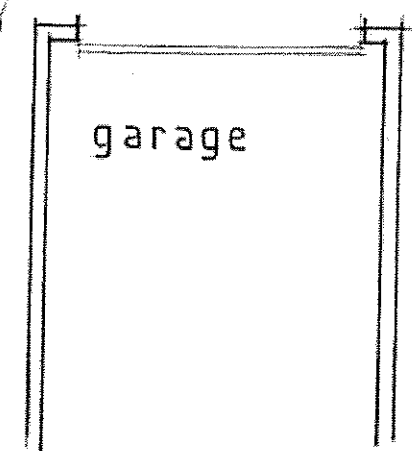


Existing Eaves
Level
here is
2.65M →

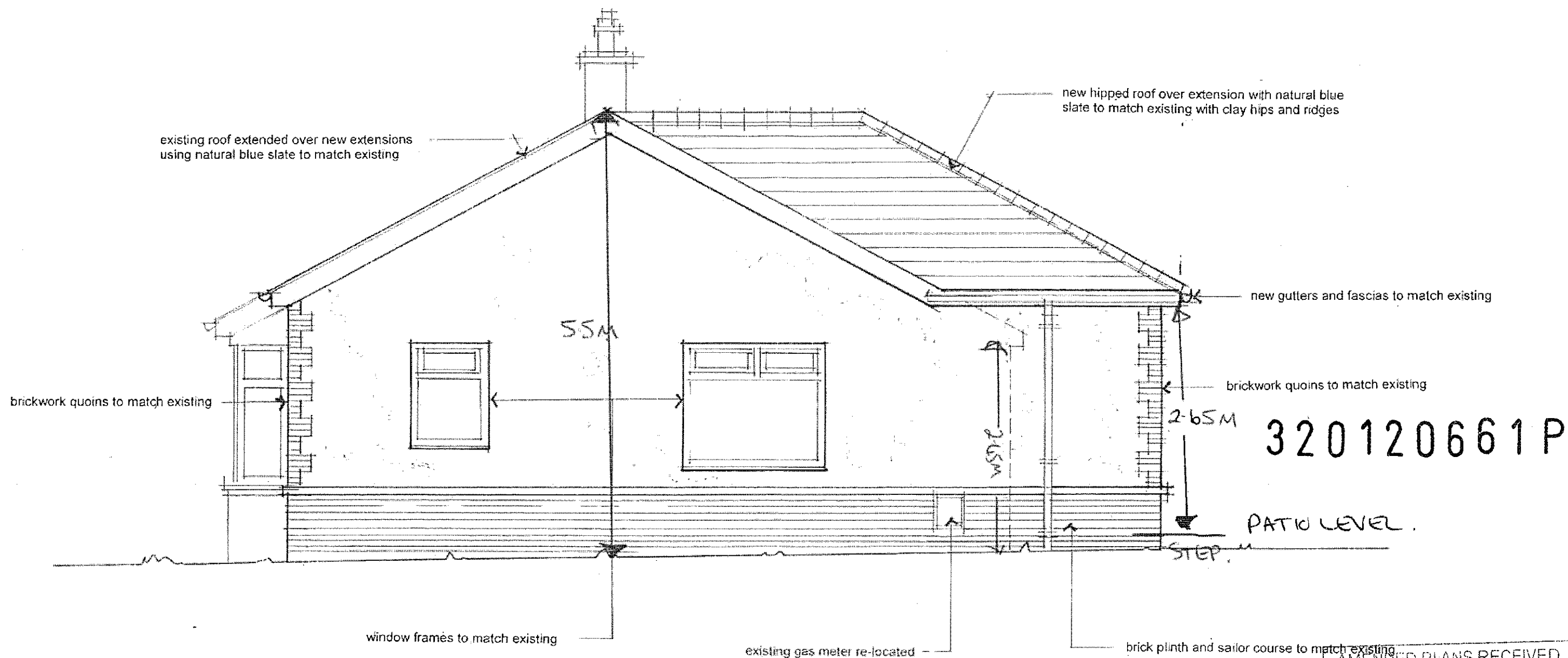
Existing
Eaves level here
is 2.45M

320120661P

AMENDED PLANS RECEIVED
DATE 17/7/12



CLIENT	MR & MRS D J TOMLINSON		
SITE	'MAYFIELD' 21 WHINNEY LANE, LANGHO BB6 8DQ		
PROJECT	PROPOSED EXTENSION & ALTERATIONS		
DRAWN	EXISTING GROUND FLOOR PLAN		
SCALE	1:50	DATE	21.04.12
		DRAWN	WRW
Redisher Ltd 6 Lower Redisher, Redisher Lane, Haslingden, Rossendale, Lancashire, BL7 9EX			
t 01204 654294 f 01204 654444 e info@redisher.co.uk			

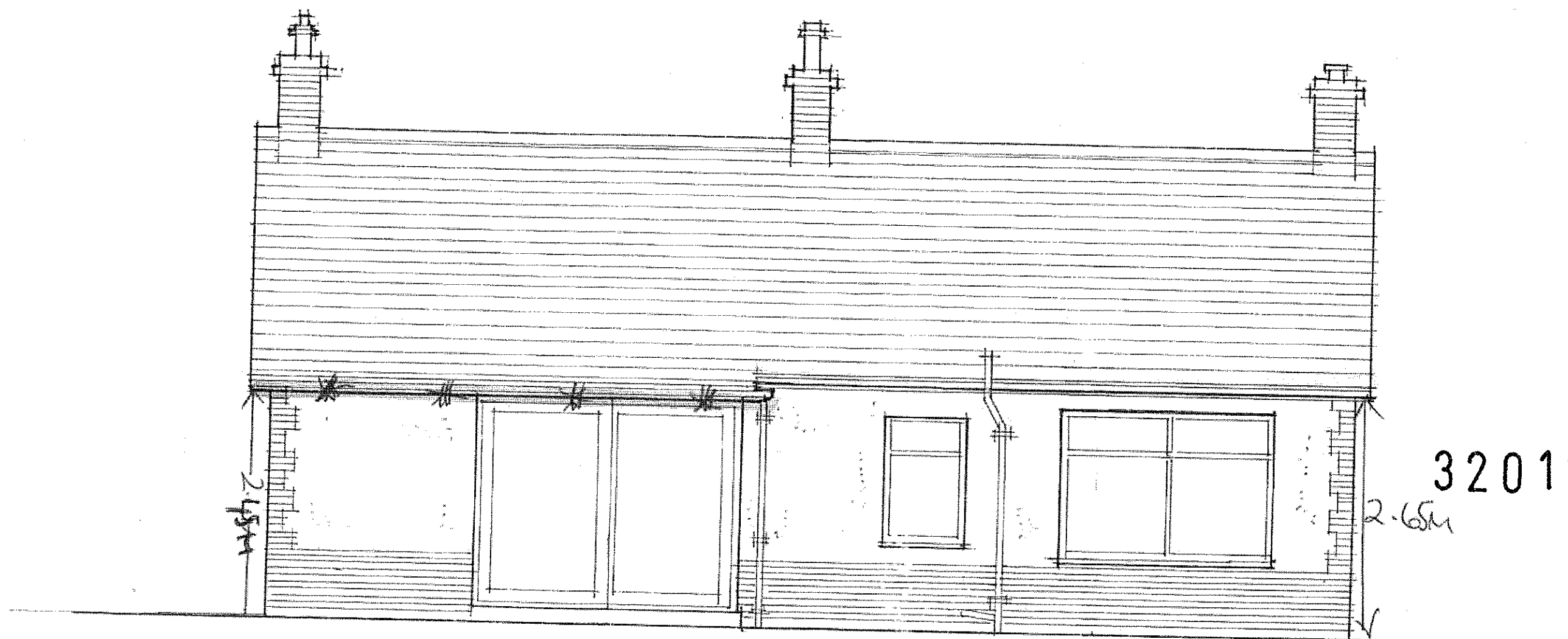


AMENDED PLANS RECEIVED

DATE 17/7/12

CLIENT	MR & MRS D J TOMLINSON		
SITE	'MAYFIELD' 21 WHINNEY LANE, LANGHO BB6 8DQ		
PROJECT	PROPOSED EXTENSION & ALTERATIONS		
SHEET	PROPOSED NORTH ELEVATION		
SCALE	1:50	DATE	09.07.12
		DRAWN	WRW
Redisher Ltd 6 Lower Redisher, Redisher Lane Hawkshaw, Bury LANCs BL6 4HX			
Tel: 01204 880014 Fax: 01204 880014 Email: info@redisher.co.uk			

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320120661P

Existing Eaves Lower
because no roof over the
patio doors extends below
the main roof

New roof will
follow the line of
this section
of roof

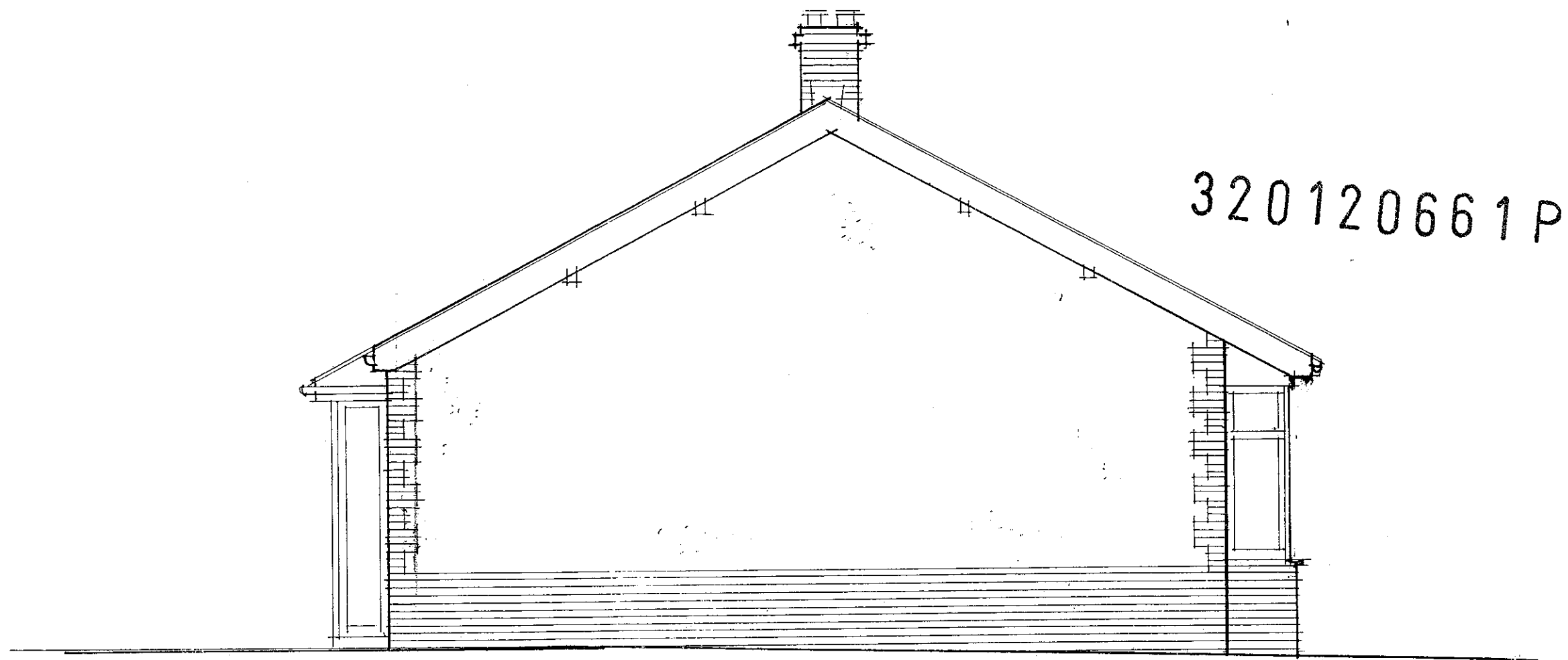
AMENDED PLANS RECEIVED

DATE 17/7/12

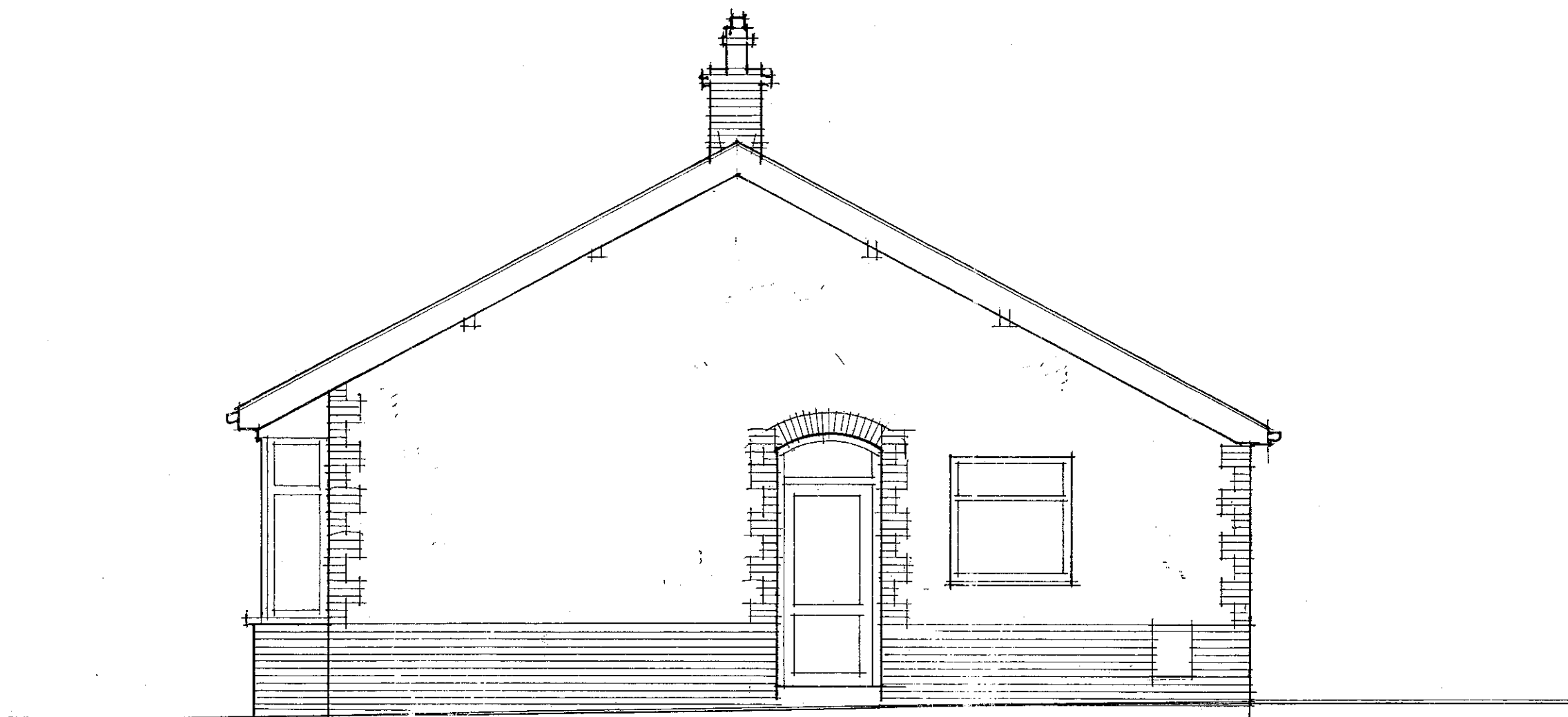
CLIENT	MR & MRS D J TOMLINSON		
SITE	'MAYFIELD' 21 WHINNEY LANE, LANGHO BB6 8DQ		
PROJECT	PROPOSED EXTENSION & ALTERATIONS		
SHEET	EXISTING EAST ELEVATION		
SCALE	1:50	DATE	21.04.12
		DRAWN	WRW
Redisher Ltd		6 Lower Redisher, Redisher Lane, Hawkshaw, Bury LANCs BL6 4HX	
		t: 01204 886694 m: 07932 070466 e: info@redisher.co.uk	
		3	



CLIENT:	MR & MRS D J TOMLINSON		
SITE:	MAYFIELD 21 WHINNEY LANE, LANGHO BB6 8DQ		
PROJECT:	PROPOSED EXTENSION & ALTERATIONS		
SHEET:	EXISTING WEST ELEVATION		
SCALE:	1:50	DATE:	21 04 12
		DRAWN:	WRW
Redisher Ltd 6 Lower Redisher Redisher Lane Hawkshaw Bury LANCs BL8 4HX t: 01204 886694 m: 07932 070466 e: info@redisher.co.uk			2

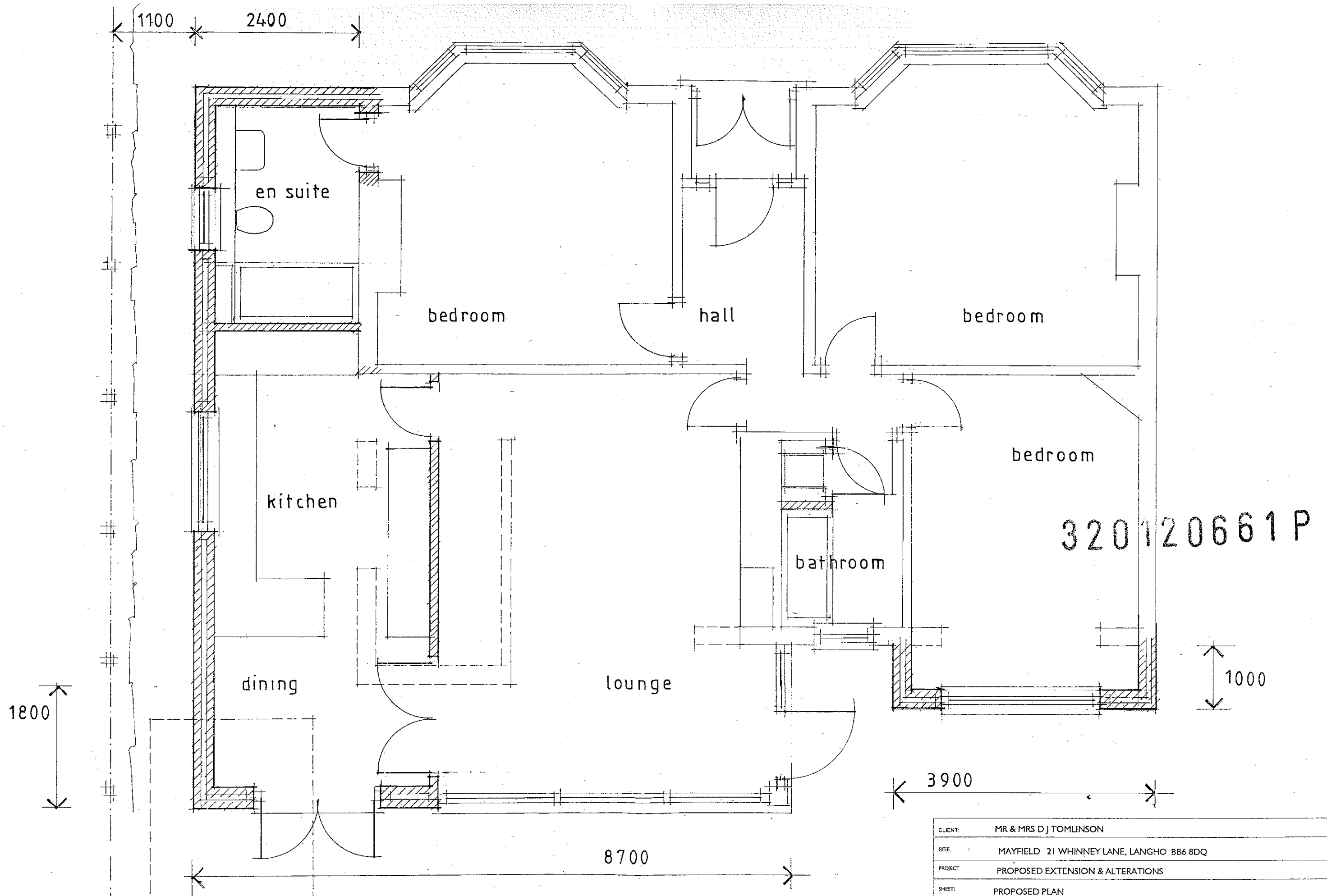


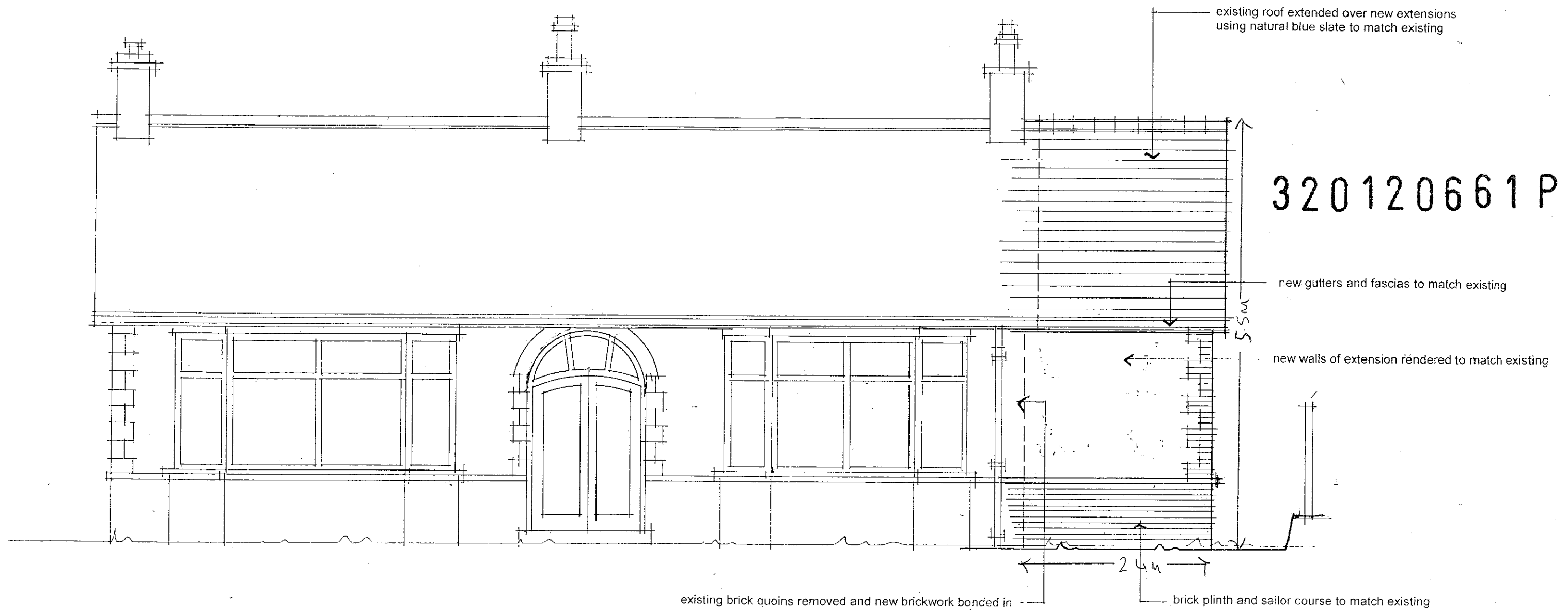
CLIENT:	MR & MRS D J TOMLINSON		
SITE:	MAYFIELD 21 WHINNEY LANE, LANGHO BB6 8DQ		
PROJECT:	PROPOSED EXTENSION & ALTERATIONS		
SHEET:	EXISTING: SOUTH ELEVATION		
SCALE:	1:50	DATE:	21 04 12
		DRAWN:	WRW
Redisher Ltd 6 Lower Redisher Redisher Lane Hawkshaw Bury LANCs BL8 4HX t: 01204 886694 m: 07932 070466 e: info@redisher.co.uk			
			6



320120661P

CLIENT:	MR & MRS D J TOMLINSON		
SITE:	'MAYFIELD' 21 WHINNEY LANE, LANGHO BB6 8DQ		
PROJECT:	PROPOSED EXTENSION & ALTERATIONS		
SHEET:	EXISTING NORTH ELEVATION		
SCALE:	1:50	DATE:	21.04.12
		DRAWN:	WRW
Redisher Ltd 6 Lower Redisher Redisher Lane Hawkshaw Bury LANCs BL8 4HX t: 01204 886694 m: 07932 070466 e: info@redisher.co.uk			5

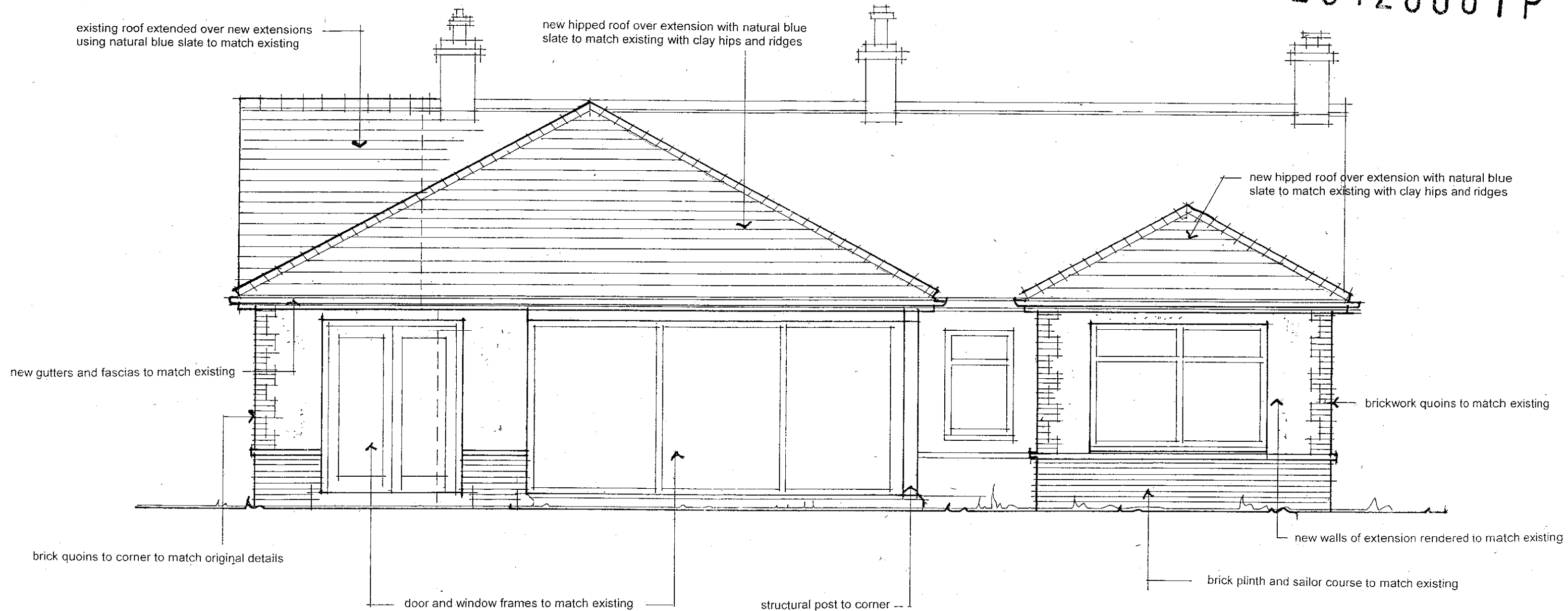




CLIENT:	MR & MRS D J TOMLINSON		
SITE:	MAYFIELD 21 WHINNEY LANE, LANGHO BB6 8DQ		
PROJECT:	PROPOSED EXTENSION & ALTERATIONS		
SHEET:	PROPOSED WEST ELEVATION		
SCALE:	1:50	DATE:	09.07.12
		DRAWN:	WRW

Redisher Ltd 6 Lower Redisher Redisher Lane Hawkshaw Bury LANCs BL8 4HX
t: 01204 886694 m: 07932 070466 e: info@redisher.co.uk

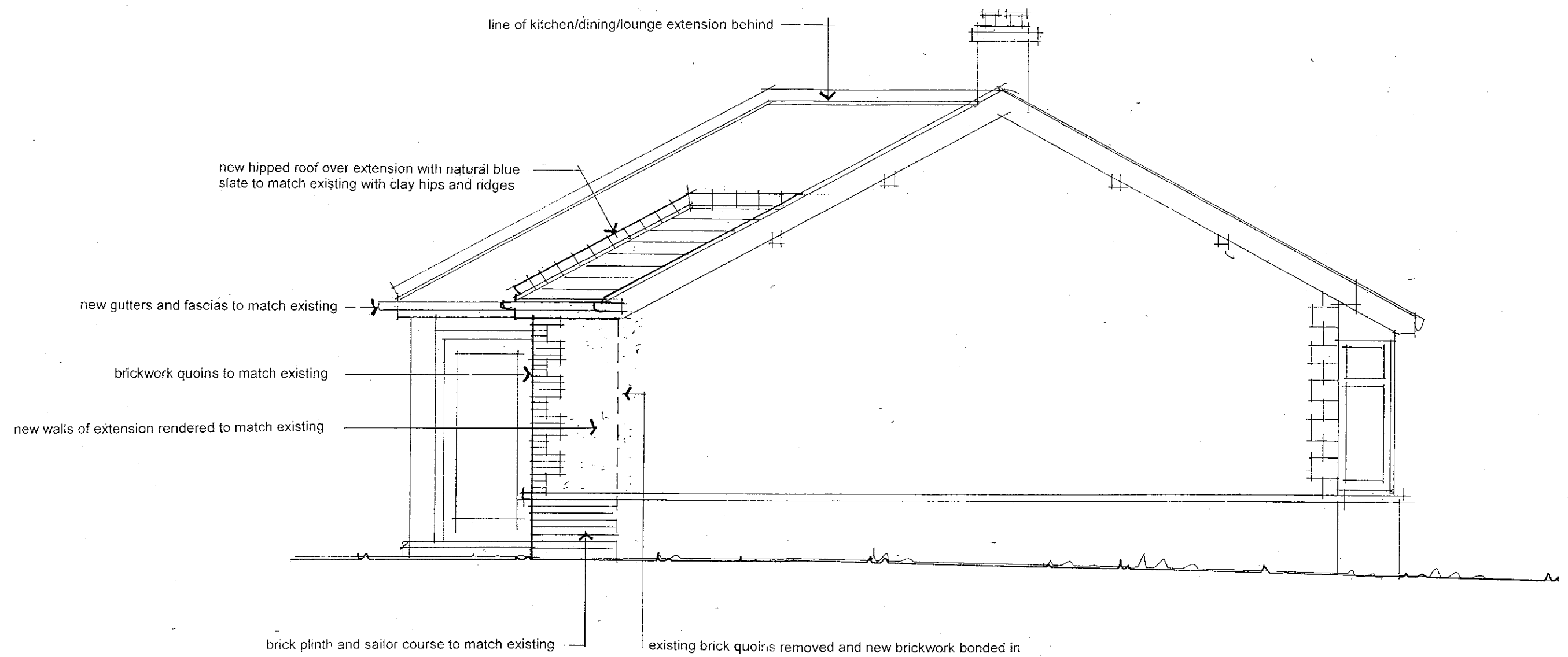
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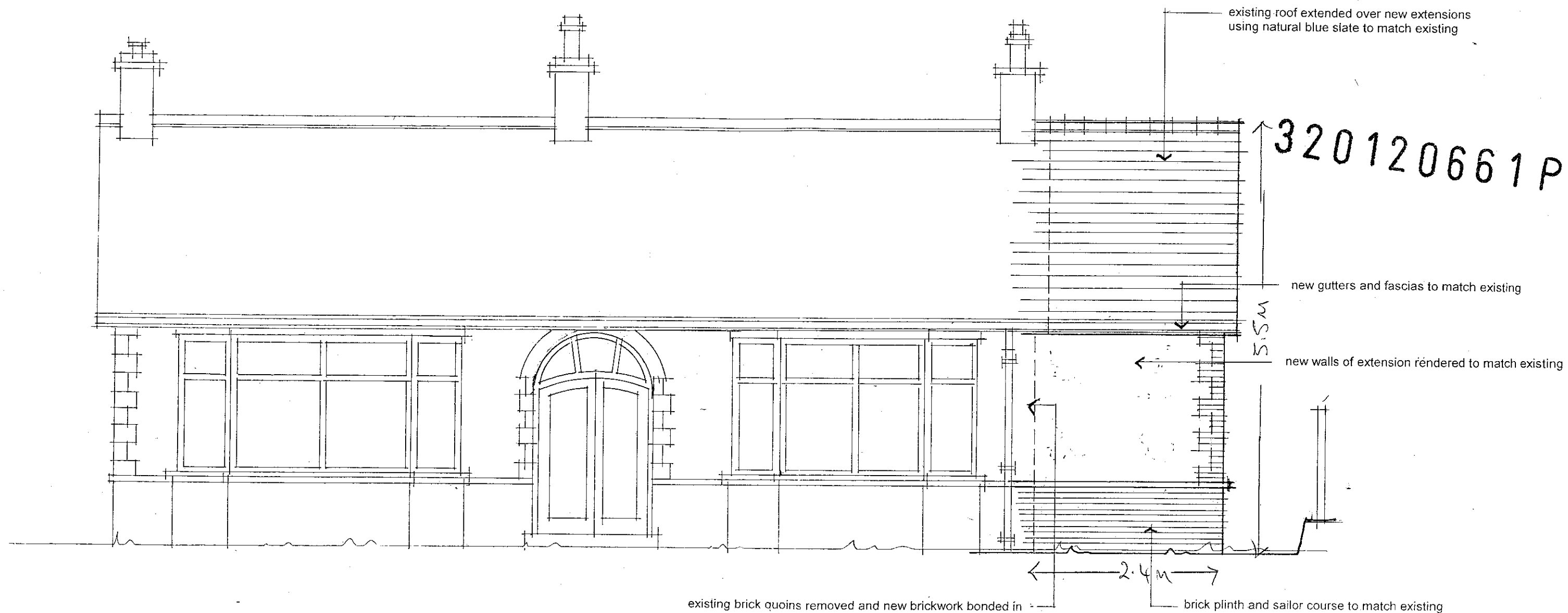
CLIENT:	MR & MRS D J TOMLINSON		
SITE:	MAYFIELD 21 WHINNEY LANE, LANGHO BB6 8DQ		
PROJECT:	PROPOSED EXTENSION & ALTERATIONS		
SHEET:	PROPOSED EAST ELEVATION		
SCALE:	1:50	DATE:	09.07.12
		DRAWN:	WRW

Redisher Ltd 6 Lower Redisher Redisher Lane Hawkshaw Bury LANCs BL8 4HX
t: 01204 886694 m: 07932 070466 e: info@redisher.co.uk

3A



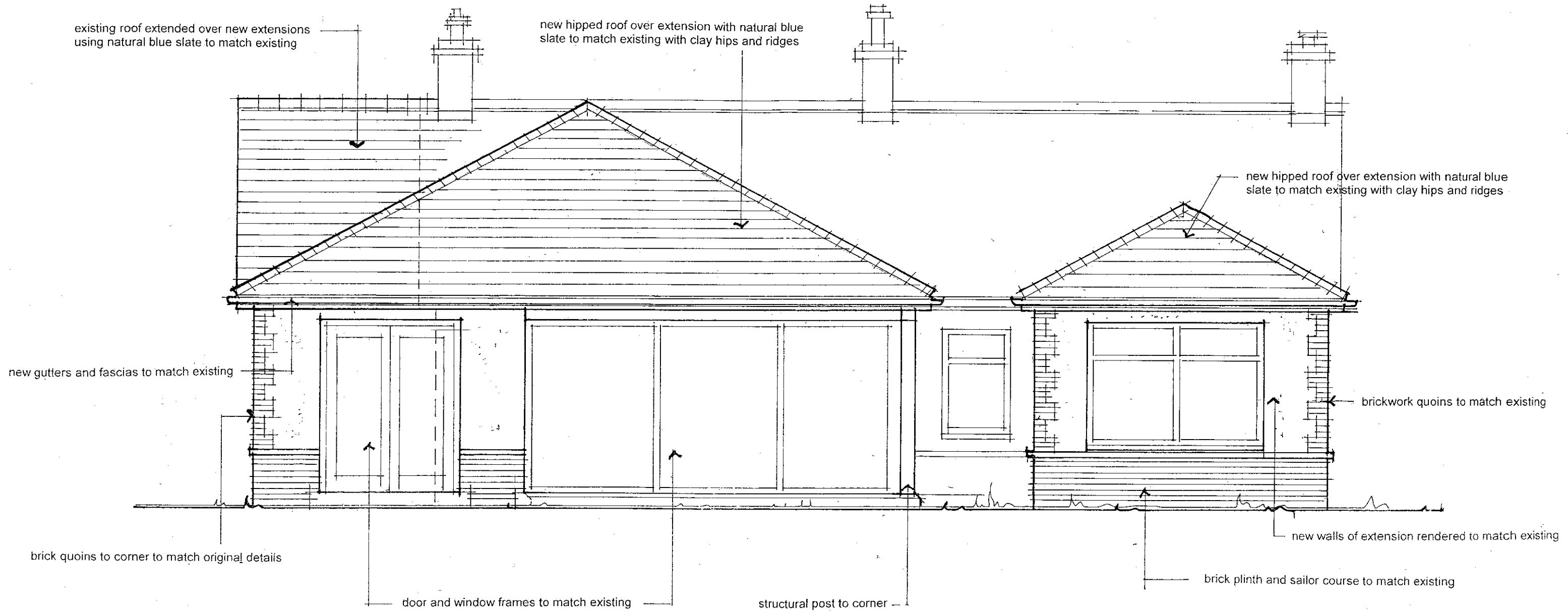
CLIENT:	MR & MRS D J TOMLINSON		
SITE:	MAYFIELD 21 WHINNEY LANE, LANGHO B86 8DQ		
PROJECT:	PROPOSED EXTENSION & ALTERATIONS		
SHEET:	PROPOSED SOUTH ELEVATION		
SCALE:	1:50	DATE:	09 07 12
		DRAWN:	WRW
Redisher Ltd 6 Lower Redisher Redisher Lane Hawkshaw Bury LANCs BL8 4HX t: 01204 886654 m: 07932 070466 e: info@redisher.co.uk			



CLIENT:	MR & MRS D J TOMLINSON		
SITE:	MAYFIELD 21 WHINNEY LANE, LANGHO BB6 8DQ		
PROJECT:	PROPOSED EXTENSION & ALTERATIONS		
SHEET:	PROPOSED WEST ELEVATION		
SCALE:	1:50	DATE:	09 07 12
		DRAWN:	WRW

Redisher Ltd 6 Lower Redisher Redisher Lane Hawkshaw Bury LANCs BL8 4HX
 t: 01204 886694 m: 07932 070466 e: info@redisher.co.uk

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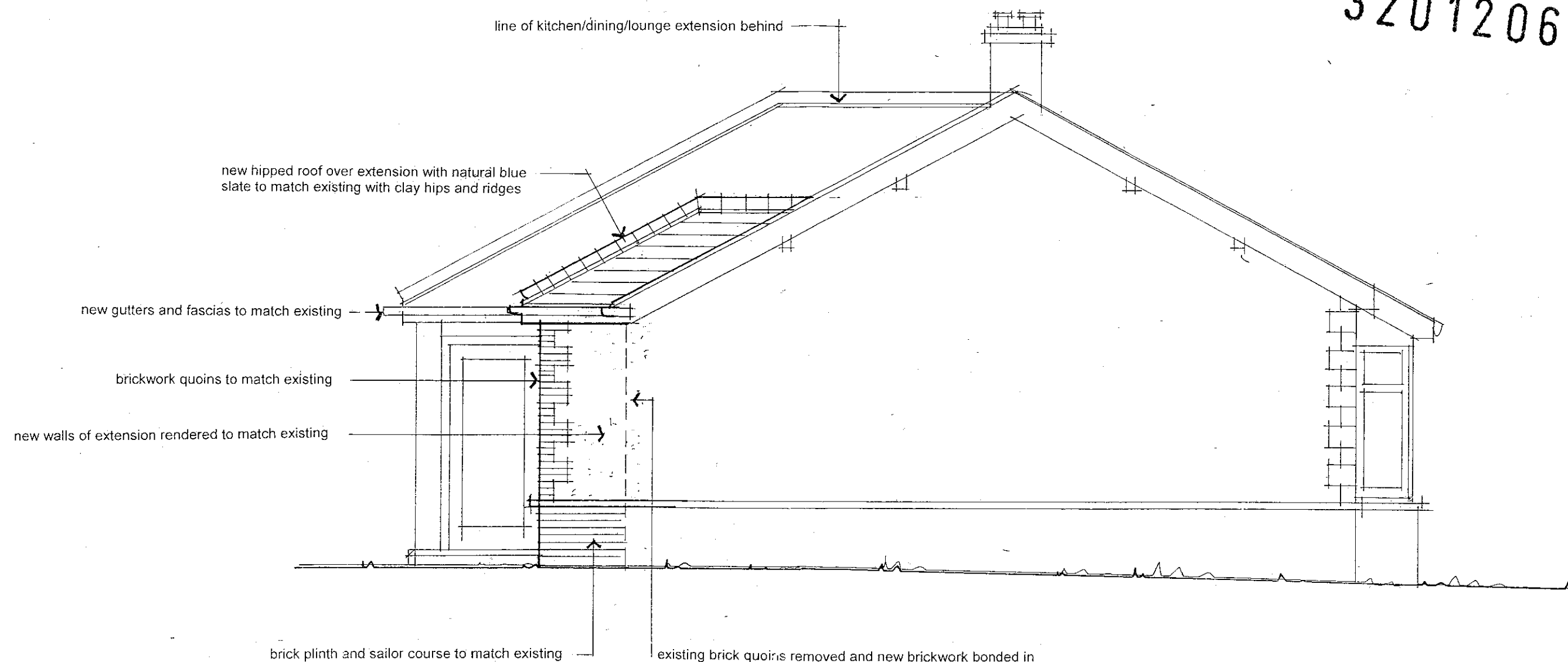


CLIENT:	MR & MRS D J TOMLINSON		
SITE:	MAYFIELD 21 WHINNEY LANE, LANGHO BB6 8DQ		
PROJECT:	PROPOSED EXTENSION & ALTERATIONS		
SHEET:	PROPOSED EAST ELEVATION		
SCALE:	1:50	DATE:	09 07 12
		DRAWN:	WRW

Redisher Ltd 6 Lower Redisher Redisher Lane Hawkshaw Bury LANCs BL8 4HX
t: 01204 886694 m: 07932 070466 e: info@redisher.co.uk

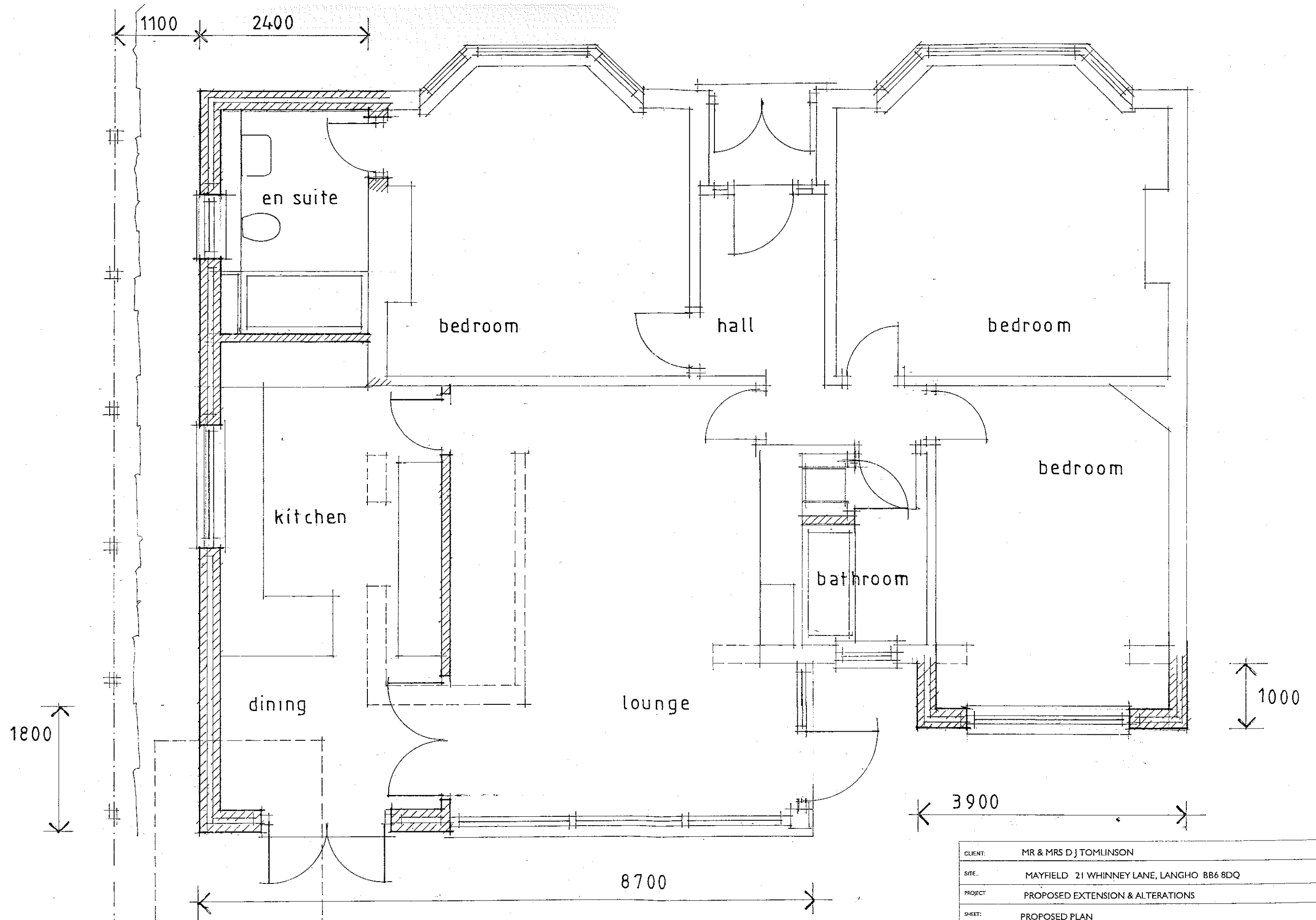
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320120661P



CLIENT:	MR & MRS D J TOMLINSON		
SITE:	MAYFIELD 21 WHINNEY LANE, LANGHO BB6 8DQ		
PROJECT:	PROPOSED EXTENSION & ALTERATIONS		
SHEET:	PROPOSED SOUTH ELEVATION		
SCALE:	1:50	DATE:	09.07.12
		DRAWN:	WRW
Redisher Ltd 6 Lower Redisher Redisher Lane Hawkshaw Bury LANCs BL8 4HX t: 01204 866694 m: 07932 070466 e: info@redisher.co.uk			

4A



CLIENT:	MR & MRS D J TOMLINSON		
SITE:	MAYFIELD 21 WHINNEY LANE, LANGHO BB6 8DQ		
PROJECT:	PROPOSED EXTENSION & ALTERATIONS		
SHEET:	PROPOSED PLAN		
SCALE:	1:50	DATE:	09 07 12
		DRAWN:	WRW

Redisher Ltd 6 Lower Redisher Redisher Lane Hawkshaw Bury LANCs BL8 4HX
 t: 01204 886694 m: 07932 070466 e: info@redisher.co.uk

320120661P

BAT STATEMENT

Mayfield 21 Whinney Lane Langho

The roof, gable ends, barge boards and tiles have been inspected.

No evidence of accumulations of moth or butterfly wings or bat droppings was found.

There will be minimum disturbance to the existing roof.

Any slates removed will be removed by hand.

If any bats are found during construction works will stop and the measures outlined in Defra Guidance will be complied with.

earthworks environmental design

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

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

320120661P

Mr and Mrs Tomlinson

Mayfield
21 Whinney Lane
Langho
BB6 8DQ

20 July 2012

Job ref: B 1194

Dear Mr and Mrs Tomlinson

Re: Daylight scoping survey (bats): 21 Whinney Lane, Langho, Lancashire, BB6 8DQ

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed building alterations requiring modifications to the existing roof and roof voids as 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 was undertaken on Friday 20 July between 08.45 and 09.30.

The weather at the time of the inspection was cool, overcast and dry (max. temp: 12°C; cloud cover: 100%; wind: light south-westerly; rain: nil).

There is evidence of roosting activity by pipistrelle bats within the SE gable apex in previous years; currently there are no signs of roosting activity; it is very unlikely that bats are currently active at this site.

A development licence is not required at the property and it is recommended the proposed works proceed with caution and vigilance for the unexpected presence of roosting bats; in the unlikely event of any bats being disturbed at this site, all work in that part of the property should stop and advice sought immediately.

Survey methodology

The survey includes internal and external inspections of the building.

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*).

The aim of the scoping exercise 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 conservation sites.

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

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 spots, bat corpses, roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

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 pipistrelle species, some 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, fascia boards and soffits despite careful 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.

Desktop study (SD 63)

A local data search was carried to identify any relevant records of bat activity 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>) |
| • Whiskered bat / Brandt's bat | (<i>M. mystacinus</i> / <i>M. brandtii</i>) |
| • Whiskered bat | (<i>M. mystacinus</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>) |
| • Brown long-eared bat | (<i>Plecotus auritus</i>) |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>) |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>) |
| • Noctule bat | (<i>Nyctalus noctula</i>) |

*National Biodiversity Network (NBN) datasets (terrestrial mammals) shown in blue

Pre-existing information (site location - NGR: SD 706 342)

None available at this property (East Lancashire Bat Group / EED)

Previous protected species surveys have not been carried out at the property.

There is no known history of bats at this property.

Description of the property

320120661P

The property is a detached bungalow (built circa 1930's) with brick cavity wall construction and duo-pitched blue slate roof. The external property has brick and pebble-dashed walling, modern uPVC windows and doors and PVC fascia soffits. The building is well-maintained and all external features including box soffits, verge tiles, ridge tiles, gutters and lead flashings are secure.

Internally, the enclosed roof void is partly boarded for access and storage and the area is insulated with a glass fibre material laid over the ceiling joists. The slate with batten roof is lined with a PVC membrane and all parts of the roof void are well-sealed and secure. Two small glazed north lights provide good natural light into the void and the area is generally, clean, cool and well-ventilated.

Although there is no evidence of bat droppings throughout the roof void, a small accumulation of droppings is present just below the SE gable apex as shown in figures 5 and 6.

Images 21 Whinney Lane, Langho (20 July 2012)



Figure 1:



Figure 2:



Figure 3:



Figure 4:

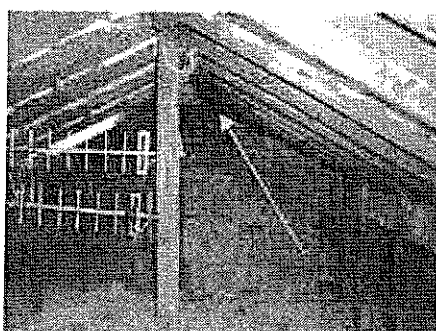


Figure 5:

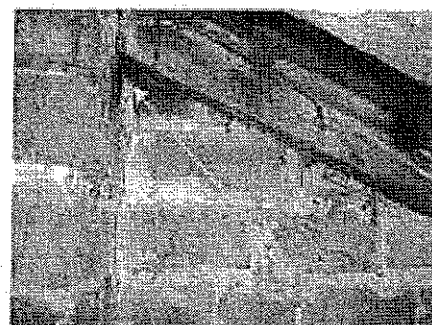


Figure 6:

Location of the property (NGR: SD 778 374; elevation: approximately 110 metres).

The property is situated on the extreme eastern edge of the urban area at Langho and is immediately adjacent to open countryside with extensive views north-east over farm land and meadows; the site is within 200m of agricultural buildings at nearby Croasdale Farm.

There is no extensive woodland or plantation within 500m of the site although there are mature broadleaved hedgerows and field boundaries within the district. The location of the property provides sub-optimal feeding, foraging and commuting habitat for bats and there is moderate connectivity between habitats; several bat species are present within the district and there are records of roosting activity nearby.

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

It is understood the proposal works include a rear and side extension to the bungalow requiring modifications to the north-facing roof pitch, roof void and fascia soffits.

Survey results

A small accumulation of relatively old bat droppings was located directly beneath the south-east gable apex (figures 5 and 6). Droppings were found on the internal brickwork below the rafter and on the chimney breast inside the void.

There is no evidence of bat droppings within any other part of the roof void or on any external wall surface.

There are no signs of current bat activity at the site; ie. smell, noise, dead bats or juveniles.

Evaluation of results (Interpretation)

Evidence of old bat droppings within the gable apex indicates previous roosting by a species of pipistrelle bat; access to the apex was likely to have been between soffit and brickwork or beneath lead flashings around chimney. There is no evidence of fresh droppings and there is no noise, smell or any other indication that bats are currently active.

Externally there is no evidence of access or flight by bats and all areas beneath the fascia soffits are secured with sealant. It is unlikely that bats are now able to access the roof apex and the roost is no longer in use.

There is only a relatively 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 low¹.

The conservation significance of the property is currently low²

There are no previous 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

It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats. (refer to the mitigation – general guidance notes, Appendix A)

If bats are disturbed or exposed or there is significant evidence of bat droppings or bat corpses beneath slates or roofing membranes, work should stop immediately at that particular point and advice sought

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

A mitigation / development licence is not required

Conclusion

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

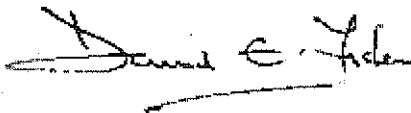
The scale of impact of the development at site level on local bat populations is likely to be low.

Mitigation guidance notes are included (Appendix A); in the unlikely situation that any bats are disturbed, contact the surveyor immediately (David Fisher - EED) or call the Bat Conservation Trust 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 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 Ribbles Valley Borough Council with the planning application.

Yours sincerely



David Fisher

APPENDIX A

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. Disturbance to SE gable apex	Any roofing work involving removal of verge slates, ridge tiles, roofing membrane and fascia soffits within 2000mm of the SE gable apex should be approached with caution; although bats may no longer roost regularly within this part of the building there remains a low risk of exposing solitary roosting bats in this area, regardless of time of year or time of day. All roofing and building contractors should be aware that bats have roosted in this part of the roof in the past. A copy of this report should be available to all contractors.
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
7. 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
8. 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 225763 (mobile) for immediate advice

Information / references:

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. Ribbles 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)

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, 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".²

¹(Tony Mitchell-Jones, 2004)

² 2.2.3 - Planning for development, p10. Bat Surveys. Good Practice Guidelines. BCT (2007)

Other references:

Bats, development and planning in England, (Specialist support series) – Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs www.defra.gov.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227

APPENDIX C

RAW DATA: Local bat records (source: EED Surveys)

LANGHO / BILLINGTON – July 2012

Species:	Site:	Grid reference:	Date	Comment/recorder
Pipistrellus sp.	Langho	SD692 340	1.05.06	Minor roost mod detached house
Pipistrellus sp	Langho	SD 691 339	10.06.07	Small satellite roost estimate: 5 – 20 bats
Pipistrelle sp	Langho	SD 700 339	10.09.07	Small day roost
Pipistrelle sp.	Langho	SD 691 343	12.01.08	Day roost in apex
Pipistrellus sp.	Langho	SD 699 340	15.01.10	Small maternity roost in apex
Pipistrellus sp.	Billington	SD 725 357	29.04.10	Grounded bat
Pipistrellus sp	Billington	SD 729 358	16.06.09	Maternity roost estimate: 80 – 100 in Victorian terrace house
P. pygmaeus Soprano pipistrelle	Croasdale Barn, Langho	SD 707 343		Day roost in stone barn
Brown long-eared bat	Croasdale Barn, Langho	SD707 343	23.08.07	Feeding and night roosting