



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.

320120753P

Date received

Fee paid £

Receipt No:

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Dr & Mrs	First name:		Surname:	Royle
Company name:					
Street address:	Chorley House		Telephone number:	Country Code	National Number
	Back Commons				Extension Number
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB7 2DX				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:		Surname:	
Company name:	Sunderland Peacock & Associates				
Street address:	Hazlemere		Telephone number:	Country Code	National Number
	Pimlico Road				Extension Number
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	BB7 2AG				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed demolition of existing outbuilding, construction of detached dwelling (incorporating work from home space) and associated external works including installation of LPG storage tank.

Has the building, work or change of use already started?

☐ Yes ☒ No

16 AUG 2012
FOR THE
ATTENTION OF

4. Site Address Details

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

House:		Suffix:	
House name:	Chorley House		
Street address:	Back Commons		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 2DX		

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

Easting:	373693
Northing:	442063

Description:

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5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

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

Officer name:

Title:	Mr	First name:	John	Surname:	Macholc
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Reference:

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

Details of the pre-application advice received:

Advised to replace the hips over the main section of the dwelling with gables to reflect the adjoining Chorley House
In addition to the submitted design being revised in accordance with Mr Macholc's advice, the overall footprint and massing of the building has been reduced.

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

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Space provided for local authority supplied waste bins.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Space provided for local authority supplied recycling waste bin(s).

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:Description of *existing* materials and finishes:

Existing outbuilding - rendered blockwork.

Description of *proposed* materials and finishes:

Painted rendered block walls.

Roof - description:Description of *existing* materials and finishes:

Existing Outbuilding - Corrugated asbestos cement sheets.

Description of *proposed* materials and finishes:

Tile finish to match those on adjacent Chorley House.

Windows - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Powder coated aluminium or painted timber frames.

Doors - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Powder coated aluminium or painted timber frames.

Boundary treatments - description:Description of *existing* materials and finishes:

Timber fences / hedges.

Description of *proposed* materials and finishes:

As existing.

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

Concrete / gravel / setts.

Description of *proposed* materials and finishes:

Flag paths / terrace. Setts / gravel drive and parking areas.

Lighting - add descriptionDescription of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

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:

Location Plan

Existing Site Plan Ref 4038 - 04

Existing Outbuilding - Plan & Elevations Ref 4030 - 05

Proposed Plans & Elevations Ref 4038 - 06A

Proposed Site Plan Ref 4038 - 07A

Design and Access Statement Ref Version 3 03

Bat Surver Report.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	6	6	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	2	4	2
Disability spaces	2	2	0
Cycle spaces	2	4	2
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

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Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐
Septic tank ☒ Cess pit ☐
Other

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

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

Existing septic tank indicated on drgs Ref 4038 -04 & 07.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☒ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Residential

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

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

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

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Market Housing - Proposed

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

Proposed Market Housing Total

1

Market Housing - Existing

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

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No**19. Employment**

If known, please complete the following information regarding employees:

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

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

1,700

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

☐ Yes ☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**24. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

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5. Certificates (Certificate A)**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.

Title: Mr First name: Stuart Surname: Herd
 Person role: Agent Declaration date: 08/08/2012 ☒ Declaration made D. Lethbridge
P.P. S Herd

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

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

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

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mrs First Name: Stuart Surname: Herd
 Person role: Agent Declaration date: 08/08/2012 ☒ Declaration Made D. Lethbridge
P.P. S Herd

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 08/08/2012

RECEIVED PLANNING
 21/8/12

320120753P

REF 4038

Pend

320120753P

**DESIGN AND ACCESS STATEMENT FOR THE
PROPOSED DEMOLITION OF THE EXISTING OUTBUILDING
AND CONSTRUCTION OF NEW DWELLING INCORPORATING WORK
FROM HOME SPACE AND ASSOCIATED EXTERNAL WORKS
CHORLEY HOUSE, BACK COMMONS, CLITHEROE
FOR DR AND MRS ROYLE**



Date: 4th August 2012
Our Job Ref. 4038
Author: Stuart G. Herd RIBA
Version: 3.03 (Amended 13.08.12)
Status: Issued

1.0 INTRODUCTION

Since the submission of a planning application in October 2010 (Ref. 3/2010/0843) and the subsequent re-submission of this application for demolishing the outbuilding and constructing a new building to provide additional family space and a self contained holiday let, with design amendments in November 2011, the applicants' requirements have changed. This application seeks approval to demolish the existing outbuilding and to erect a single storey detached dwelling on the same site that would be designed to meet their exact specifications to meet their long term aspirations and be able to stay in the area and have the chance to build their own home.

The comments made by the planning officer during the pre-application site meeting (on 5th July 2012) have been addressed and the hipped roof over the main part of the proposed building has been changed to gables to reflect the appearance of Chorley House and the existing outbuilding. Since the pre-application meeting, the design has been developed and it has been possible to significantly reduce the overall footprint and massing of the proposed dwelling from the scheme that was presented during the last pre-application meeting.

2.0 DESIGN OBJECTIVES

- To obtain planning consent to demolish an existing outbuilding and to construct a new dwelling with work from home space.
- To create a building that would be more sympathetic to the site and its context.
- To promote sustainable forms of construction and energy saving systems.
- To meet the aims and objectives of local planning policies and the new National Planning Policy Framework (NPPF)

2. THE SITE

- 2.1 Chorley House is situated on the outskirts of Clitheroe in the open countryside and is a substantial dwelling house set within large mature garden and grounds that are surrounded by fields, covering a total area of approximately 7 ½ acres. The site is well defined and screened by established trees and hedges, as shown in the photograph below.

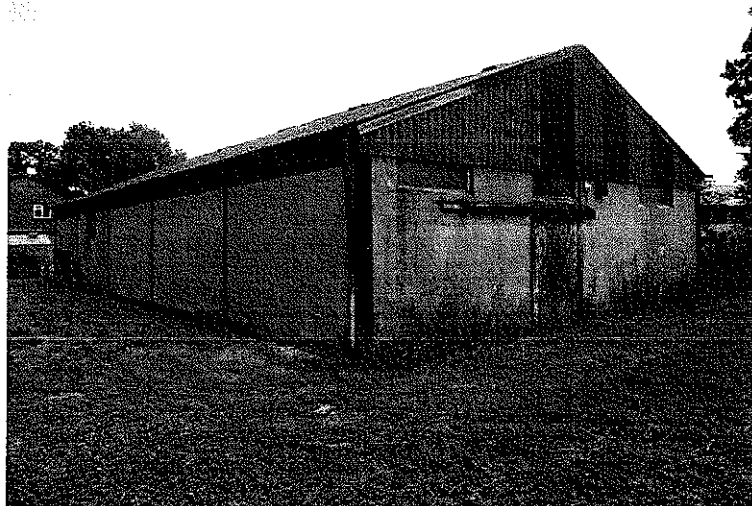


Pl. 1 Photograph showing a view of Chorley House taken from Back Commons lane.

- 2.2 Chorley house is situated to the western side of Clitheroe and is accessed by a private lane which joins Kirkmoor Road. The site is approximately ¾ km from the town centre (as the crow flies) and within walking distance (approx. ½ km) of the town bus and train interchange.
- 2.3 Chorley House has long been considered one of the more important properties in Clitheroe and an early Ordnance Survey map of Clitheroe shows the Castle, Waddow Hall and Chorley House as being the only named properties. Chorley House was originally a one up and two down cottage used by the shepherd from Chorley Church. The barn adjoining Chorley House was built approximately 50 years ago and this was converted over 20 years ago.

2.4 Chorley House has been the Royle family home for generations and in 1976 the applicants' built a relatively large detached outbuilding within the grounds to breed race horses, as a commercial venture. This business ceased in 1996 and horses were no longer kept at Chorley House and the outbuilding was then used as a domestic garage / workshop, as a general garden and household store and for pursuing family hobbies.

2.5 The outbuilding, shown in the photograph below, was originally designed as a stable for keeping horses and is of a substantial size measuring externally 10.7m wide and 22.8m long (approximately) on plan. It is constructed from a steel portal frame with the walls clad with rendered block and the roof and top part of the gable walls finished with corrugated asbestos sheet cladding.



Pl. 2 Photograph showing the existing outbuilding

2.5 The existing outbuilding has served Chorley House well for many years for various ancillary residential uses, such as keeping trampolines and pets, which are no longer requirements.

- 2.6 The applicants' own a substantial amount of land around Chorley House and there are numerous mature trees and hedges that screen the site from most vantage points, such as the view from the field to the south east of the barn which is shown in the photograph overleaf.



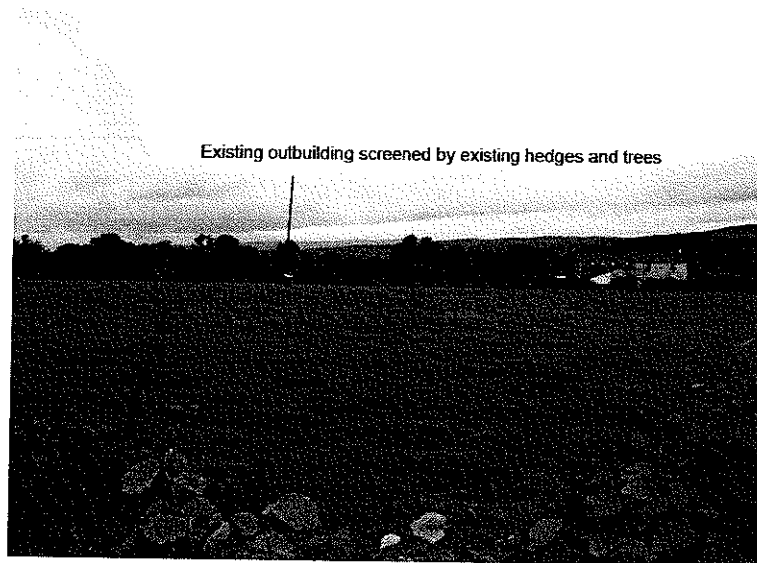
Pl. 9 Photograph showing the outbuilding from the adjacent field.

- 2.7 An established hedge runs parallel and approximately 3.0M away from the side of the outbuilding forming the south eastern boundary, as shown in the photograph below.

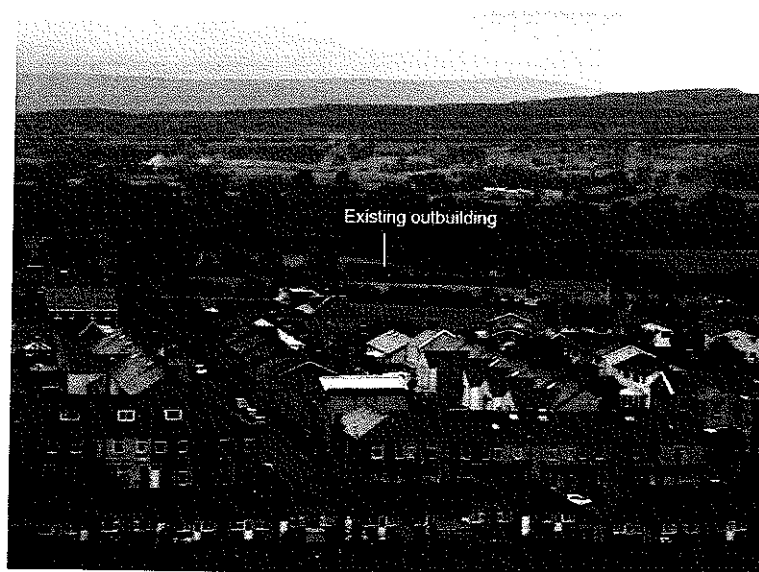


Pl. 10 Photograph showing the south eastern side of the outbuilding and the mature hedge boundary.

- 2.8 There is a field which separates the site from the nearest outer fringe of Clitheroe and existing mature trees and hedgerows which act as a visual screen. Perhaps the main vantage points of the site are from the top of Clitheroe Castle and from the cul-de-sac of Buccleuch Avenue, and the site is still difficult to see even from these points as shown in the photographs below.



Pl. 11 Photograph showing the site from Buccleuch Avenue.



Pl. 12 Photograph showing the site from Clitheroe Castle Keep

3.0 DESIGN BRIEF AND STRATEGY

3.1 The new dwelling would require adequate living and bedroom space meeting contemporary living requirements providing the following accommodation:

- Three bedrooms with bathroom facilities.
- A sitting room.
- A kitchen with snug and dining space leading out a private courtyard
- A utility room.
- Work from home space.
- Integration of renewable energy systems.

3.2 To meet the aims and objectives of achieving sustainable development as part of the focus of the new National Planning Policy Framework (NPPF), as follows:

3.3 An economic role -

The new dwelling would provide an additional well proportioned contemporary residential unit that would be within walking distance of Clitheroe Town Centre. The new dwelling would contribute to building a stronger, responsive and competitive economy by creating more demand for local shops and schools etc.

3.3.1 The proposed building would also incorporate designated space to allow occupants to work from home use; and this would promote sustainability and create more choice and scope for small scale employment and business opportunities.

3.4 A social role -

By supporting strong, vibrant and healthy communities by supplying a house that would appeal to a wide range of potential users in the short, medium and long term future. The close proximity of the site in relation to Clitheroe Town Centre would encourage growth of local interest groups and out-of-hour recreation facilities to support its health, social and cultural well-being.

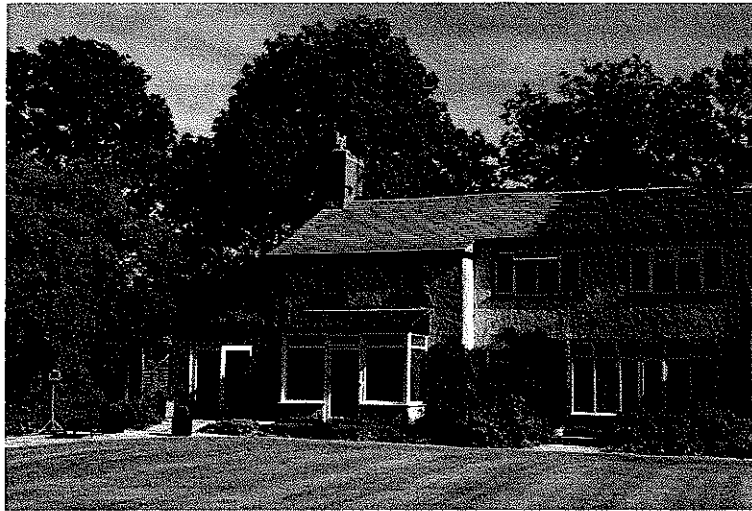
3.4.1 An environmental role –

The proposed dwelling would replace an existing residential outbuilding that was formerly a stable building, which is now approaching the end of its useful life.

3.4.2 The site is set within an established residential area and has infrastructure that could be extended and adapted to suit and new sustainable energy systems, such as air to water source heat that would minimise waste and pollution, and help to mitigate and adapt to climate change including moving to a low carbon economy.

3.4.3 The site is in the open countryside and outside the AONB and the proposed development would contribute to protecting and enhancing the natural and built environment through use of natural quality materials and techniques to minimise waste.

3.4.4 The replacement building would be of a single storey construction and would appear subservient to Chorley House. The external walls would be rendered to reflect the existing building, contemporary metal framed windows and doors would be installed. The new main roof would follow the same orientation as the existing outbuilding and Chorley House and would be finished in tiles to match and blend in with those of Chorley House instead of the dangerous asbestos roof over the outbuilding, which is not sustainable or recyclable.



Pl. 13 Photograph showing part of the rear/ north west elevation of Chorley House, taken from the garden, and showing some of the mature trees.

- 3.5 Foul waste from the new building would be connected to a relatively large existing septic tank and existing mains water and electric services would be re-used to serve the replacement building.

4.0 SUSTAINABLE ENERGY OPPORTUNITIES

- 4.1 Natural materials including slate would be sourced to build the proposed building and high levels of wall, floor and roof insulation will be used to minimise heat loss and reduce fuel consumption during the life of the new building.
- 4.2 Air to water heat exchangers would be installed to help minimise energy consumption associate with space heating and hot water production.

5.0 ACCESS CONSIDERATIONS

- 5.1 The proposed outbuilding would be accessed off an existing private track leading to the existing drive where there would be plenty of space available to provide at least four car parking spaces. These would be conveniently positioned between Chorley House and the proposed building and there would be adequate turning space to allow cars to easily turn and leave the site safely in forward gear.
- 5.2 Existing access and highway arrangements would not be compromised by the proposals.
- 5.3 The site is located within convenient walking distance of Clitheroe town centre and the main bus and train interchange.
- 5.4 The building would be constructed in accordance with the current building regulations.

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BAT SURVEY

AT
CHORLEY HOUSE
BACK COMMONS
CLITHEROE

DATE AND TIME OF VISIT
2nd AUGUST 2012 3.00 PM

WEATHER CONDITIONS

WARM AND OVERCAST SLIGHT DRIZZLE 17°C

REFERENCE NO. 4038

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or projection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

***NOTE:** The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.*

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

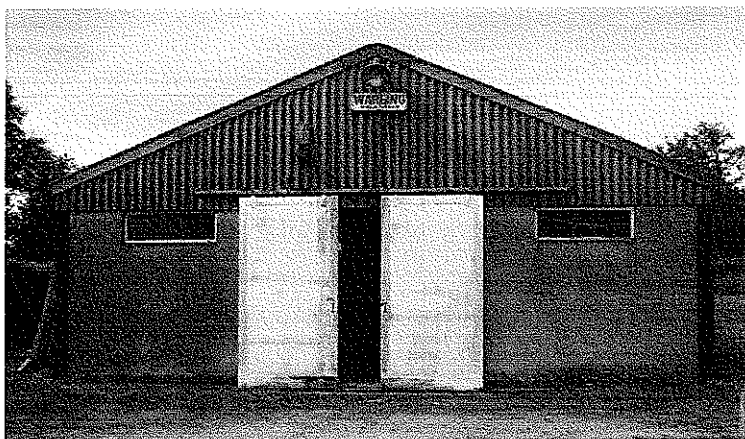
PROPOSED DEVELOPMENT

Existing Garage and domestic store to be replaced with proposed Holiday cottage.

TYPE OF BUILDING

☐	HOUSE
☐	BARN
☒	GARAGE
☐	OTHER

COMMENTS: The building is a detached single storey steel portal construction.



Front elevation of Garage/store

LOCATION

☐	URBAN
☒	SMALL TOWN/URBAN VILLAGE
☐	RURAL/VILLAGE

COMMENTS: The building is located in the garden of Chorley House which although located in Clitheroe it has a rural setting, surrounded by fields and remote from any other dwellings.



BUILDING ADJACENT TO OR WITHIN 10M OF

☒	TREES
☒	HEDGEROW
☐	OPEN WATER

COMMENTS: The building is surrounded by mature gardens and hedgerows with a number of mature trees.

WALL CONSTRUCTION

☐
☐
☐
☒
☐

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are concrete block with a render finish externally and the gables are corrugated fibre cement



Side and rear elevation

ROOF CONSTRUCTION

☐
☐
☐
☐
☐

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

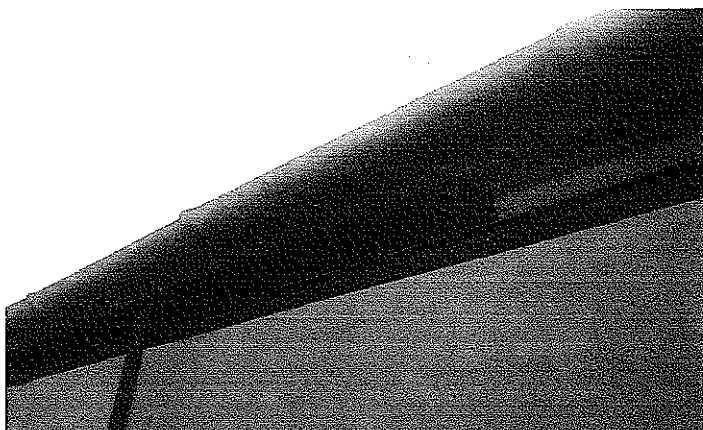
COMMENTS: The roof is corrugated fibre cement on timber purlins and steel trusses.

BAT ACCESS POINTS IN WALLS

Yes No

☒	☐
-------------------------------------	--------------------------

COMMENTS: There is ventilation gap between the wall and the roof allowing free access to birds and bats. However no evidence of grease staining or dropping evidence was found on the walls so it does not appear that bats enter the building. The render and internal pointing is in good condition with no crevices suitable for bat usage.



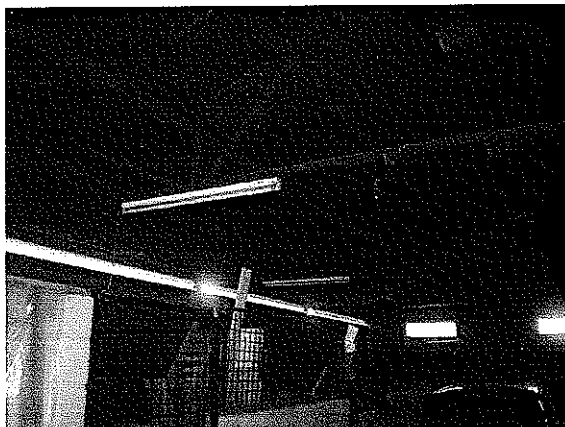
Access gap

		Yes	No
BAT SIGNS, EXTERNAL	SEEN		X
	DROPPINGS		X
	MAGENTA BAT5 DETECTOR RESULT		X

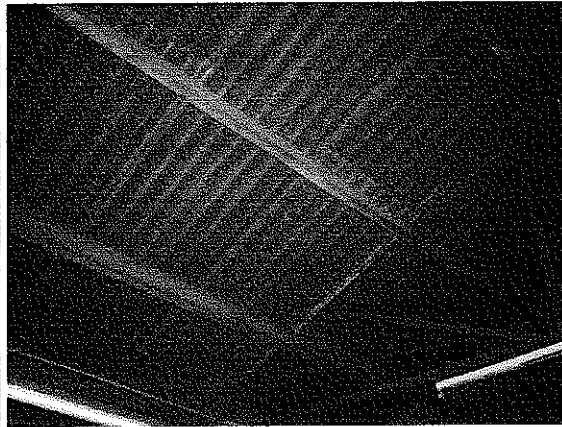
COMMENTS: The bat detector result was negative and no bat dropping evidence was found surrounding the building.

		Yes	No
ROOF SPACE	TRUSSED	X	
	PURLINS	X	
	FELT		X

COMMENTS: The underside of the corrugated fibre cement roof covering is clearly visible and there are a number of empty Swallows nests but the roof space does not provide a suitable habitat for bats.



Internal view of building



		Yes	No
BAT ACCESS POINTS IN ROOF			X

COMMENTS: The actual roof is in good condition with no access points however as mentioned before the gap at the abutment with the wall provides free access.

		Yes	No
BAT SIGNS, INTERNAL	SIGHTED		X
	DROPPINGS		X
	DETECTOR RESULTS		X
	STAINING/GREASE MARKS		X
	SUSPECT SUMMER ROOST		X
	SUSPECT WINTER HIBERNACULA		X
	INSECT OR MOTH FEEDING EVIDENCE		X

COMMENTS: Although the building potentially provides an ideal feeding area due to its close proximity to the hedge and tree foraging routes, careful inspection internally did not find any feeding or dropping evidence. The detector result was negative.

CONCLUSION

The building does not provide a suitable winter hibernacula and no evidence was found that bats use the building as a summer or maternity roost. The development of this building will not pose a threat to any bat population.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL