

For office use only

Application No: 320120814P

Date received

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 First name: MARK
Last name: WALKER
Company (optional):
Unit: 61 House number: House suffix:
House name:
Address 1: PASTURELANDS DRIVE BILLINGTON
Address 2: CLITHEROE
Address 3:
Town:
County: LANCS
Country: ENGLAND
Postcode: BB7 9LW

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 FIRST FLOOR EXTENSION TO DORMER ON FRONT
ELEVATION TO CREATE ADDITIONAL BEDROOM ACCOMMODATION.

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	PEBBLE DASH RENDER	PEBBLE DASH RENDER TO MATCH EXISTING	☐	☐
Roof	3 LAYER FELT	TO MATCH EXISTING	☐	☐
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. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
A P TOWNEND	18 ST MARK'S RISE, NETHERTONA, HOLMFIRTH, HD9 3XW	18-07-12

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

12. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**
Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

18-07-12

(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 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):

--

13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

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



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



The correct fee:



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



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



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



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



14. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

18 07 12

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

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)

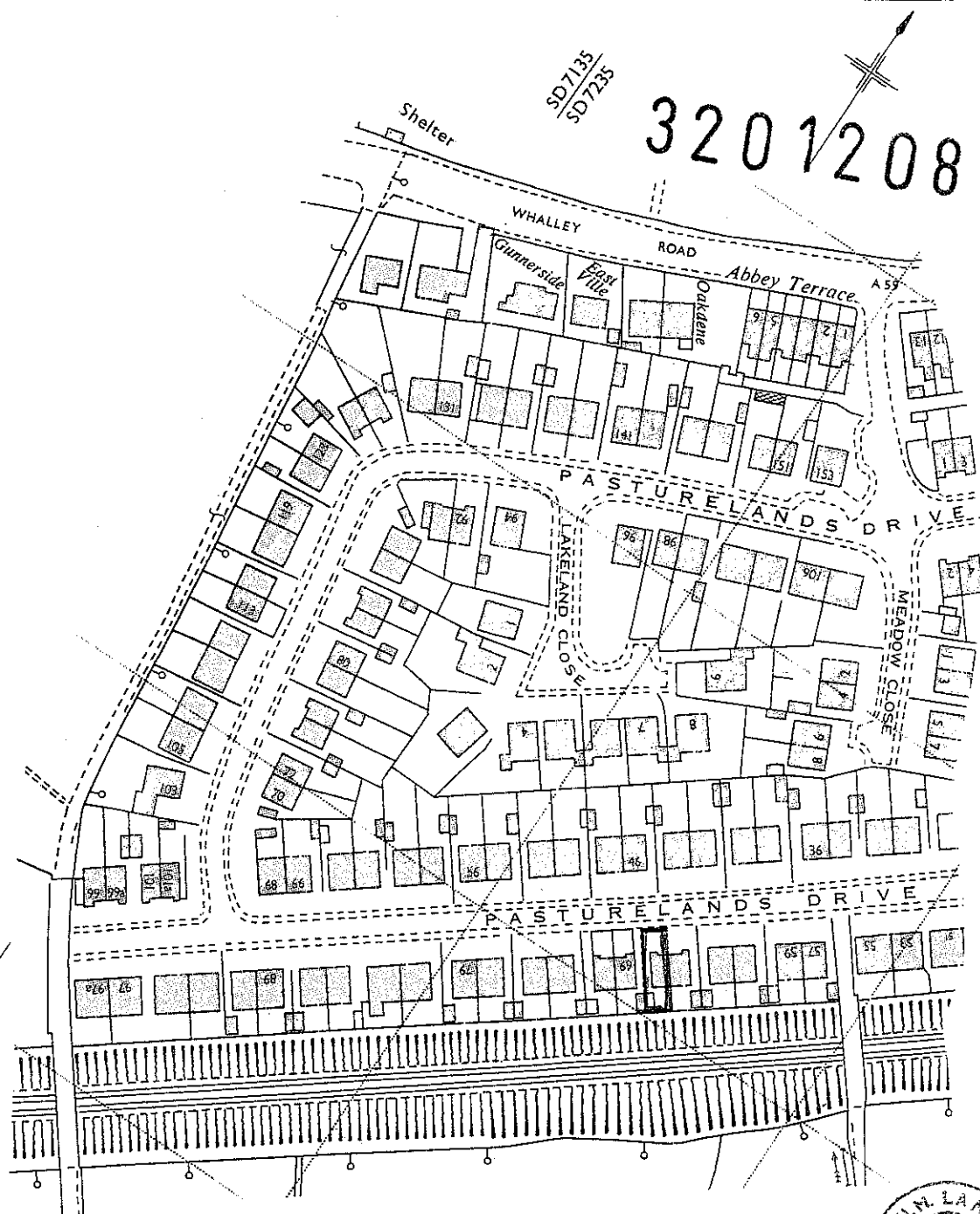
If Other has been selected, please provide:

Contact name:

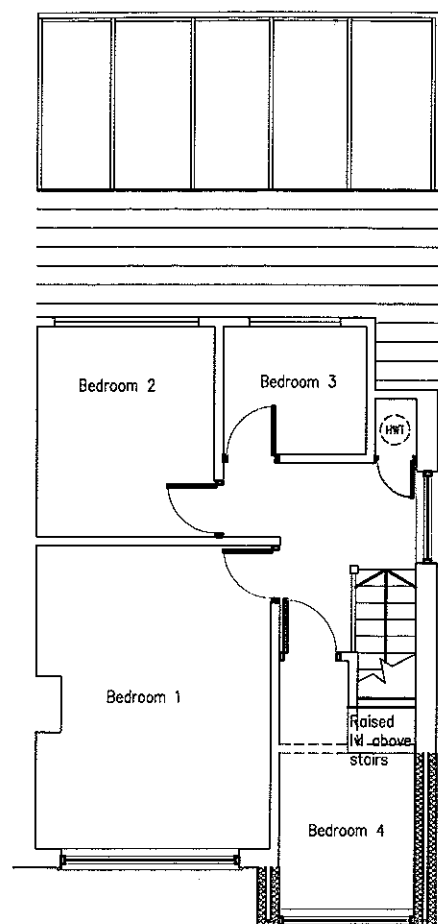
Telephone number:

Email address:

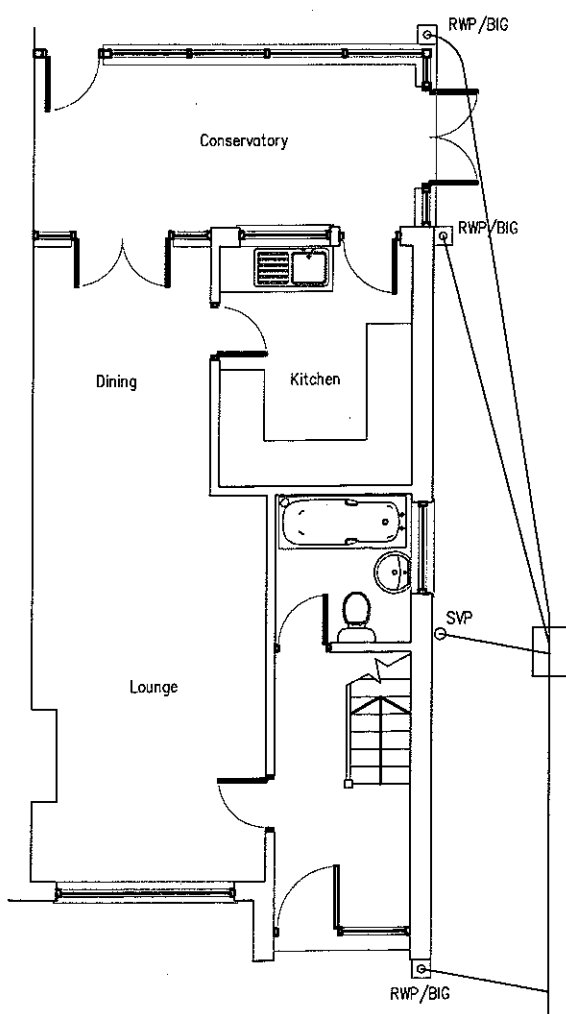
H.M. LAND REGISTRY		TITLE NUMBER	
		LA855489	
ORDNANCE SURVEY PLAN REFERENCE	SD 7235	SECTION - A	Scale 1/1250 Enlarged from 1/2500
COUNTY LANCASHIRE	DISTRICT RIBBLE VALLEY	© Crown copyright 1985	



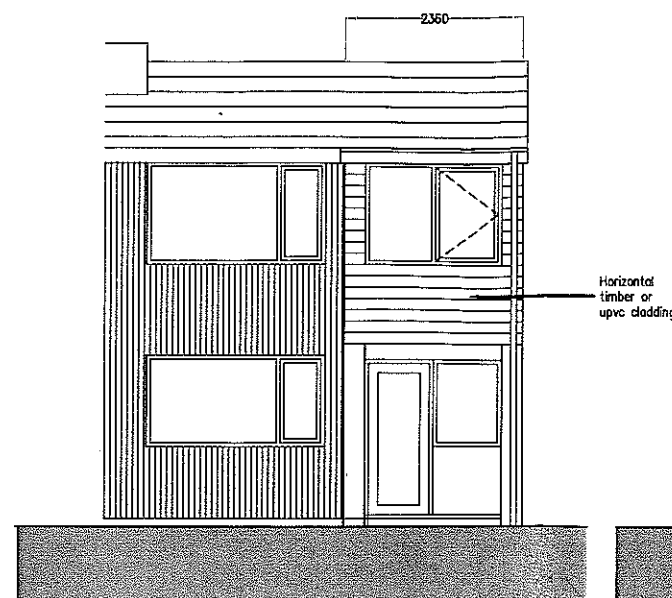
This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans. This official copy shows the state of the title plan on 18 September 2006 at 15:51:22. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002 this copy is admissible in evidence to the same extent as the original. Issued on 18 September 2006. Crown copyright. Produced by HMLR. Further reproduction in whole or part is prohibited without the prior written permission of Ordnance Survey Licence Number GD272728. This title is dealt with by the District Land Registry for Lancashire.



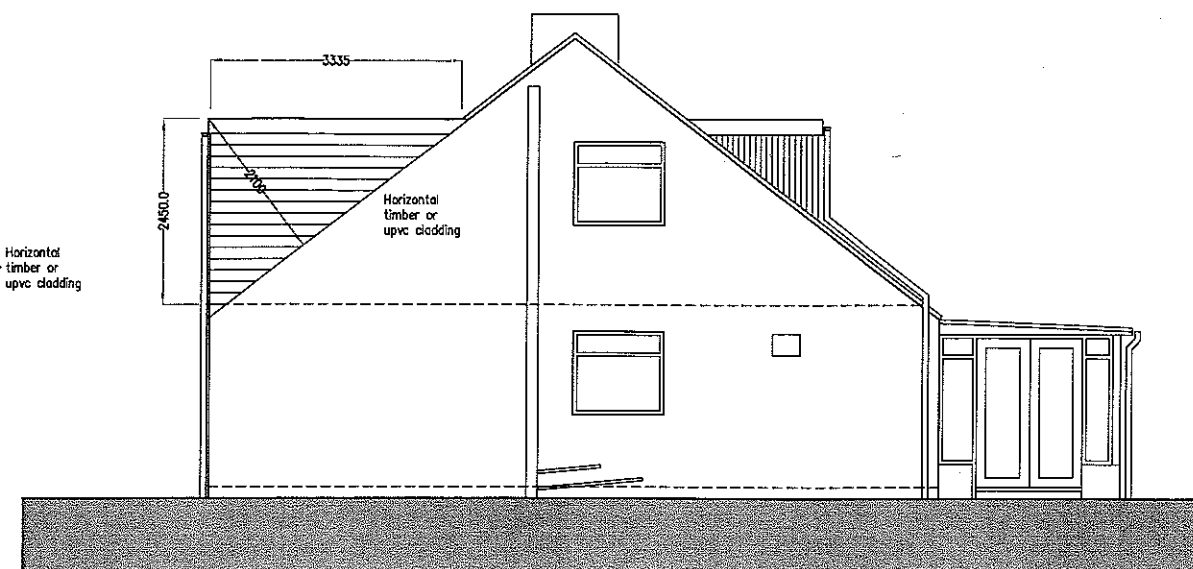
FIRST FLOOR PLAN



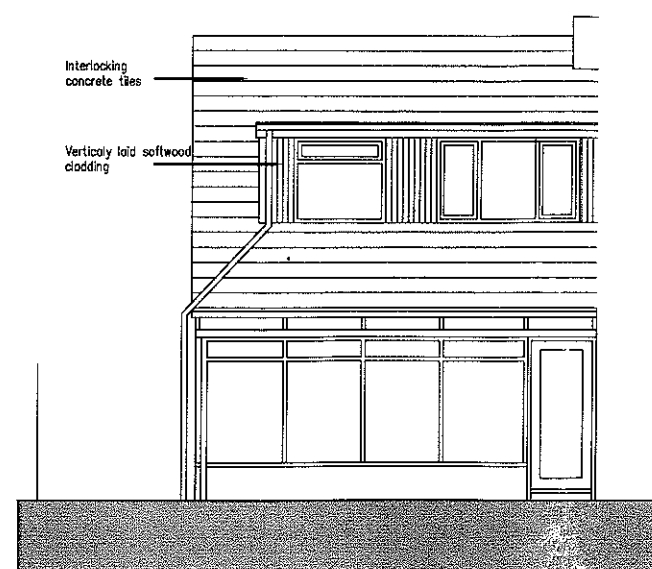
GROUND FLOOR PLAN



PROPOSED FRONT ELEVATION

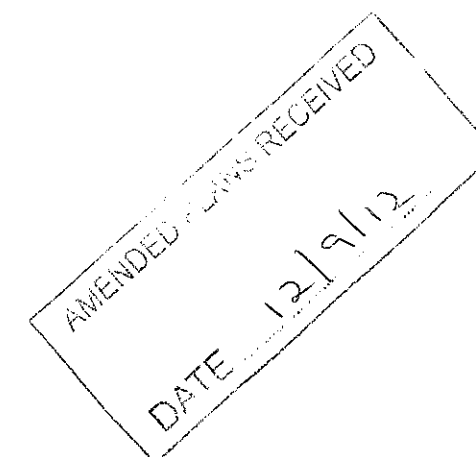


PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

320120814P

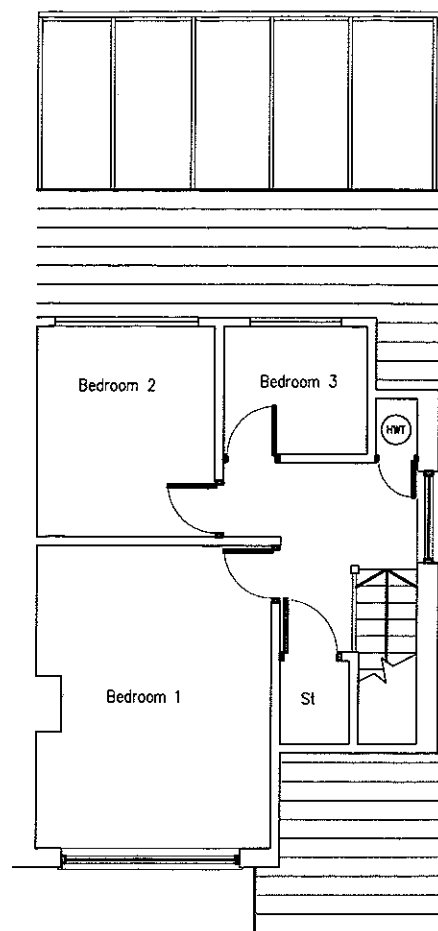


REV C - DIMENSIONS ADDED TO DRAWING, 05.09.12

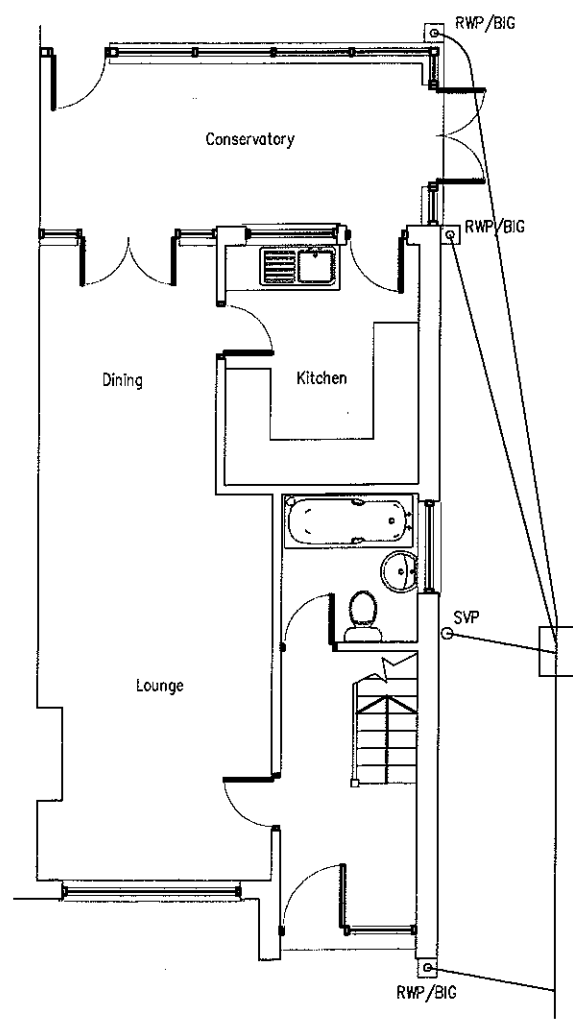
DRAWING TO BE READ IN CONJUNCTION WITH DWG 01

ALL MEASUREMENTS TO BE CHECKED ON SITE

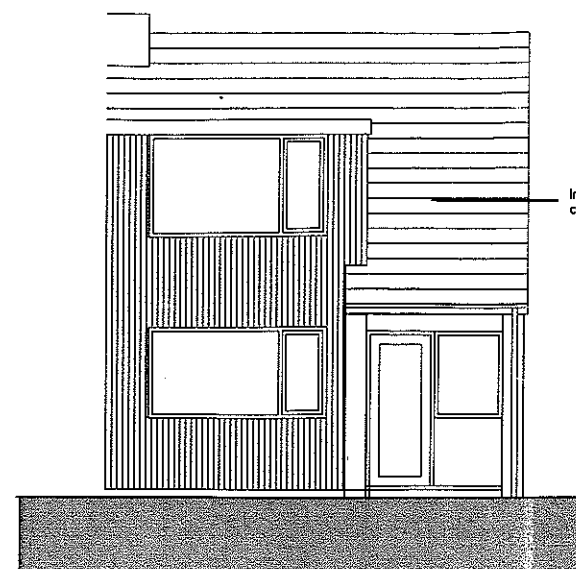
PRELIMINARY INFORMATION ONLY FOR CONSTRUCTION FINAL/AS BUILT Checked By Approved By	Project No. 67 PASTURELANDS DRIVE BILLINGTON CLITHEROE	Client Mr & Mrs Walker	
		Date 04.04.11	Drawing No. 02
	PROPOSED PLANS & ELEVATIONS	Scale 1/100	C



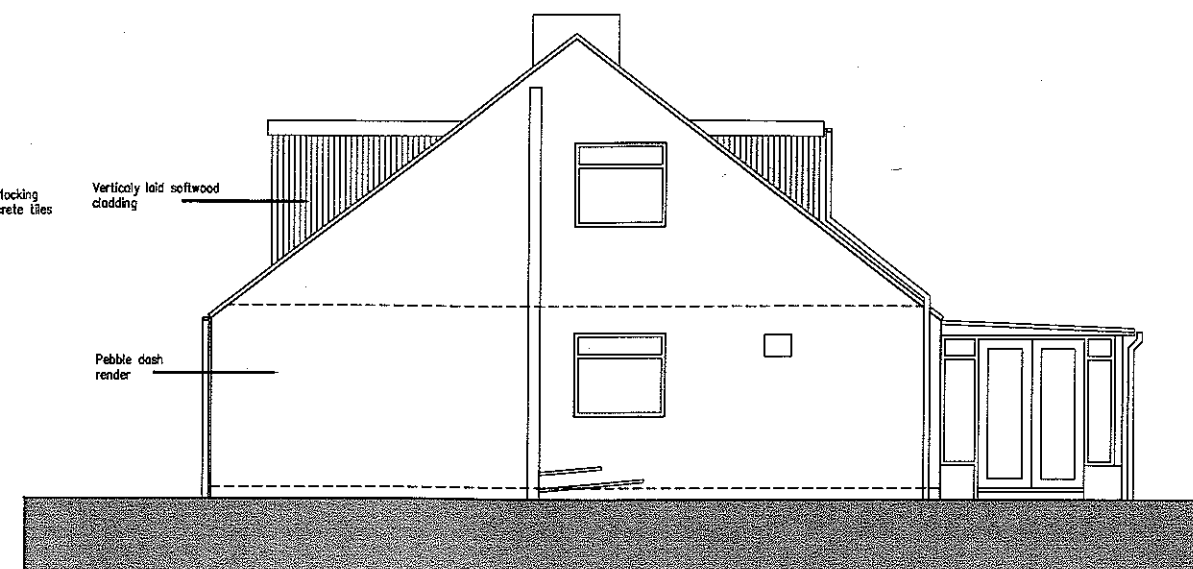
FIRST FLOOR PLAN



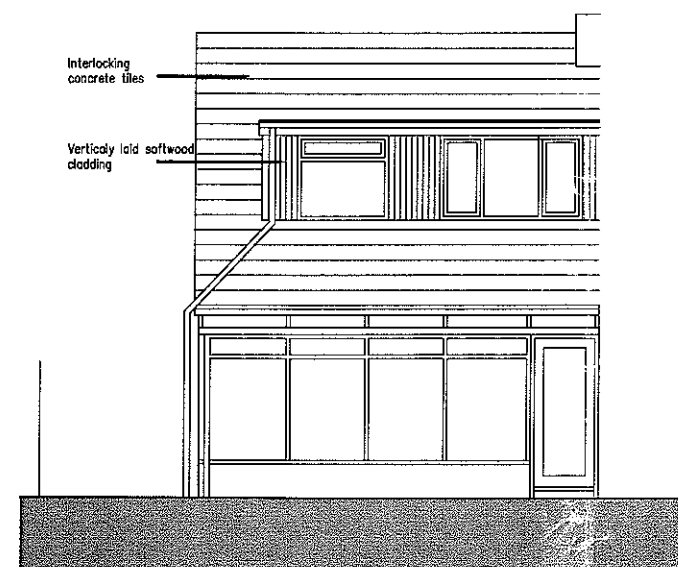
GROUND FLOOR PLAN



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

320120814P

AMENDED PLANS RECEIVED
DATE 12/5/12

DRAWING TO BE READ IN CONJUNCTION WITH DWG 02

ALL MEASUREMENTS TO BE CHECKED ON SITE

PRELIMINARY INFORMATION ONLY FOR CONSTRUCTION FINAL/AS BUILT Checked By Approved By	Project No. 67 PASTURELANDS DRIVE BILLINGTON CLITHEROE	Client Mr & Mrs Walker	
		Date 04.04.11	Drawing No. 01
	EXISTING PLANS & ELEVATIONS	Scale 1/100	

earthworks environmental design

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

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

Ms Theresa Walker

67 Pasturelands Drive
Billington
Whalley
BB7 9LW

320120814P

31 August 2012

Job ref: B 1199

Dear Theresa

Re: Daylight scoping survey (bats): 67 Pasturelands Drive, Billington, BB7 9LW

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 void; the 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 daylight scoping survey was undertaken on Thursday 30 August 2012 between 15.15 and 15.45.

The weather at the time of the inspection was mild, bright and dry (max. temp: 18.0°C; cloud cover: 40%; wind: light north-westerly; rain: nil).

There is no evidence of roosting activity in any part of the property; it is unlikely that bats have ever been present at the site; consequently there is no risk of disturbance to a protected species.

An EPS 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 solitary roosting bats; in the unlikely event of any bats being disturbed, all work in that part of the property should stop and advice sought.

Survey methodology

The survey includes internal and external inspections of the bungalow and a detached garage

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: 20122876 (August 2012), 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 73)

A local data search was carried out 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 (*Myotis nattereri*)
- Whiskered bat / Brandt's bat (*M. mystacinus* / *M. brandtii*)
- Whiskered bat (*M. mystacinus*)
- Daubenton's bat (*M. daubentonii*)
- Brown long-eared bat (*Plecotus auritus*)
- Common pipistrelle (*Pipistrellus pipistrellus*)
- Soprano pipistrelle (*P. pygmaeus*)
- Noctule bat (*Nyctalus noctula*)

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

Pre-existing information (site location - NGR: SD 721 353)

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

The property is a semi-detached house (built late 1970's / early 80's) with rendered brick and block cavity wall construction with duo-pitched roof (figures 1, 2 and 3) and front / rear (flat roof) dormer window extensions. The roof is clad with concrete tiles and lined with a bitumen and hessian felt. The roof space is insulated with a glass fibre material laid across the ceiling joists (figures 5 and 6). The void is boarded for access and storage (figures 5 and 6) and the area is clean, dry, well-ventilated and there is no natural light.

External features include double glazed windows and doors, timber fascia soffits, mortar-pointed verge tiles; there is timber cladding to the front elevation and dormer windows (flat bitumen roofs front and rear).

Additionally there is a single storey sun lounge / conservatory at the rear with sealed-unit PVC frames.

All areas of lead work flashing are intact and very secure. All roof areas appear relatively well-sealed and roof verges, ridge tiles and verge tiles are well-maintained and largely secure.

Images 67 Pasturelands Drive, Billington (taken: 30 August 2012)



Figure 1:



Figure 2:



Figure 3:

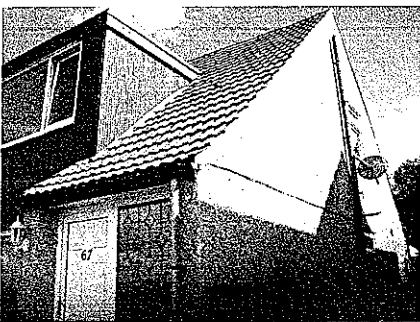


Figure 4:



Figure 5:

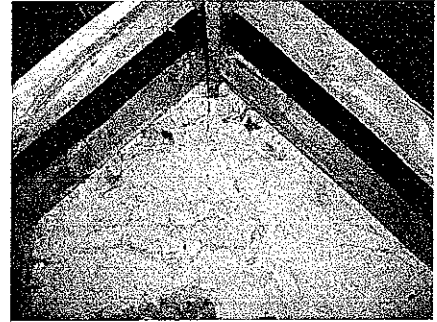


Figure 6:

Location of the property (NGR: SD: 721 353 elevation: approximately 85 metres)

The property is located within a well-established residential development close to the south-west side of Billington and surrounded by other properties of similar age, design and construction.

There is no extensive woodland or plantation within 500m of the site. The location of the property provides sub-optimal feeding, foraging and commuting habitat for bats with relatively low connectivity between habitats; the railway embankment and open countryside is located within 50 / 100m metres of the property.

There are no river channels or areas of open water adjacent to the site; the nearest significant water course is the river Calder more than 100m NE close to Whalley village. Although bat feeding and foraging activity within the locality is likely to be low frequency, optimal riparian habitat is present along the River Calder.

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).

RAW DATA: Local bat records (source: EED Surveys); shown at 100m resolution.

LANGHO / BILLINGTON / WILPSHIRE AREA

<i>Species</i>	<i>Site</i>	<i>Grid reference</i>	<i>Date</i>	<i>Comment</i>
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	23 08 07	Day roost in stone barn
Brown long-eared bat	Croasdale Barn, Langho	SD707 343	23 08 07	Feeding and night roosting
Pipistrellus sp	Wilpshire	SD 685 333	26 11 07	Maternity roost in mod det house

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" *

*(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

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. EPS Licence requirement	Not required
4. Method statement	Not required
5. Disturbance to roof materials	The risk of exposing roosting bats is very low. Solitary roosting bats are occasionally present beneath roofing materials and timber claddings in properties of this age, design and construction; if any bats are exposed or likely to be disturbed, stop work in that part of the building and seek further advice.
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. 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 advice; a site visit can be made at short notice.
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

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)

Conclusion

The proposed building works / extension is **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.

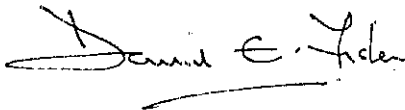
The scale of impact of the development at site level on local bat populations is likely to be low.

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 Ribble Valley Borough Council with the planning application.

Yours sincerely



David Fisher

Proposed development

It is understood the proposal development is a two storey front / side extension requiring modifications to the existing roofs, verges and roof void / re-tiling.

Survey results

There is no evidence of bat droppings within any part of the roof void or on any external wall surface or window. There are no signs that bats or birds have ever been active within any part of the building.

Evaluation of results (interpretation)

There are no signs of activity by a protected species (bats or birds)

The building's roof and roof void is relatively well-sealed and all fascia-soffits are largely secure.

There is only a very low risk of disturbing solitary 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 previous records of bat activity at this property.

The site is sub-optimal in terms of feeding, foraging and commuting habitat for bats.

Recommendations

Further survey work (ie. evening emergence or dawn re-entry and swarming surveys) is not recommended at this property ³

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, Appendix A)

If any bats are disturbed or exposed or there is clear evidence of bat droppings or bat corpses beneath slates or roofing membranes, work should stop immediately in that area and advice sought.

An EPS (development) licence is not required at this property.

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)