



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

320120975 P

Date received

Fee paid £

Receipt No:

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

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of 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:		First name:	D	Surname:	Cronshaw
Company name:					
Street address:	14 Crumpax avenue		Country Code	National Number	Extension Number
	Longridge				
Town/City:	Preston		Telephone number:		
County:			Mobile number:		
Country:			Fax number:		
Postcode:	PR3 3JQ		Email address:		
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Robert	Surname:	Spencer
Company name:	RS Design Consultancy				
Street address:	7 cromwell way		Country Code	National Number	Extension Number
	penwortham				
Town/City:	preston		Telephone number:		
County:	lancashire		Mobile number:		
Country:			Fax number:		
Postcode:	pr1 9sb		Email address:	r.s.design@btinternet.com	

3. Description of Proposed Works

Please describe the proposed works:

Loft conversion with front and rear dormer, single storey rear extension.

Has the work already been started without planning permission?

☐ Yes ☒ No

- 4 OCT 2012

FOR THE
CITY

4. Site Address Details

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

House:	69	Suffix:	
House name:			
Street address:	Preston Road		
	Longridge		
Town/City:	Preston		
County:			
Postcode:	PR3 3AY		

Description:

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

Easting:	360104
Northing:	436620

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, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

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

☐ Yes ☒ No

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

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

10. 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

11. 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:

brickwork

Description of *proposed* materials and finishes:

brickwork to match existing

Roof - description:

Description of *existing* materials and finishes:

grey tile

Description of *proposed* materials and finishes:

grey tile to match existing

11. (Materials continued)

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

brown upvc

Description of *proposed* materials and finishes:

brown upvc

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:

PR-01

12. 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: Robert Surname: Spencer

Person role: Agent Declaration date: 04/10/2012 ☒ Declaration made**12. 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: Mr First Name: Robert Surname: Spencer

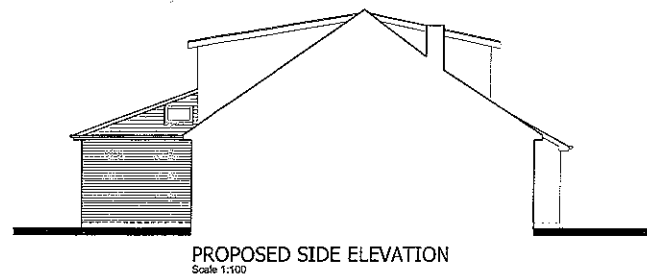
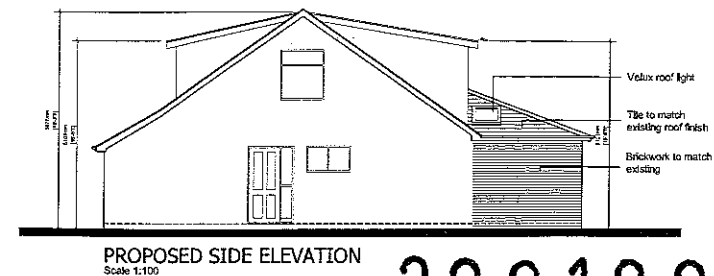
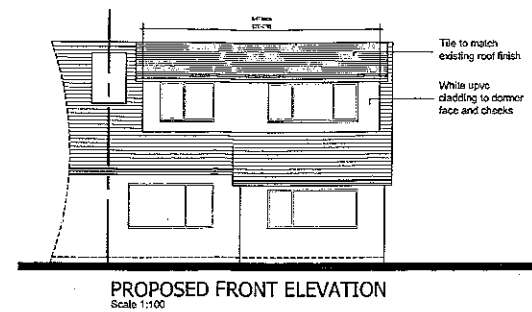
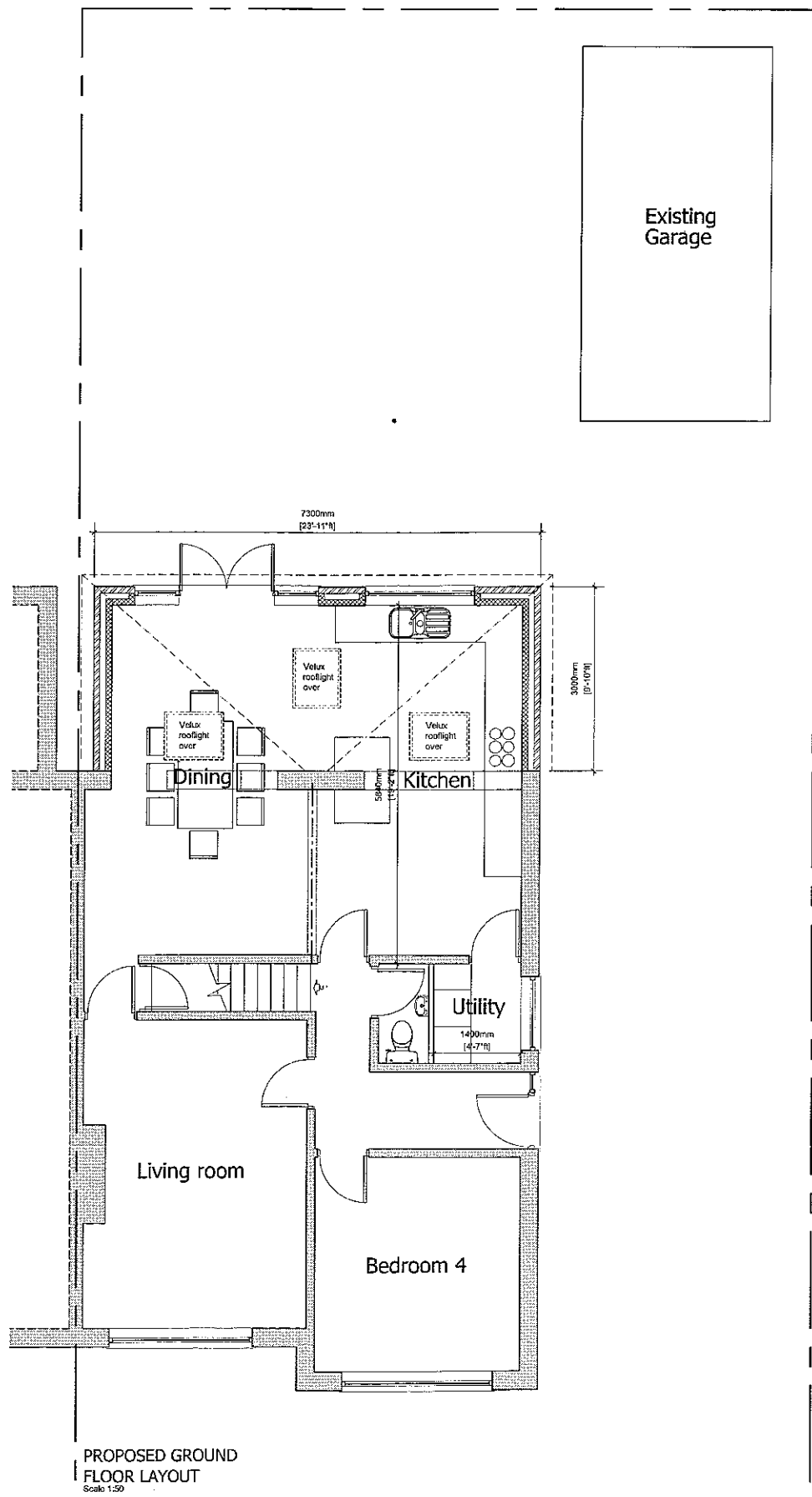
Person role: Agent Declaration date: 04/10/2012 ☒ Declaration Made**13. Declaration**

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

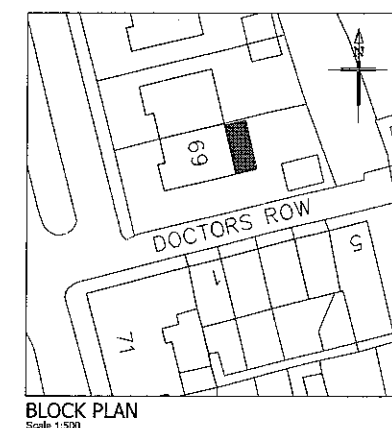
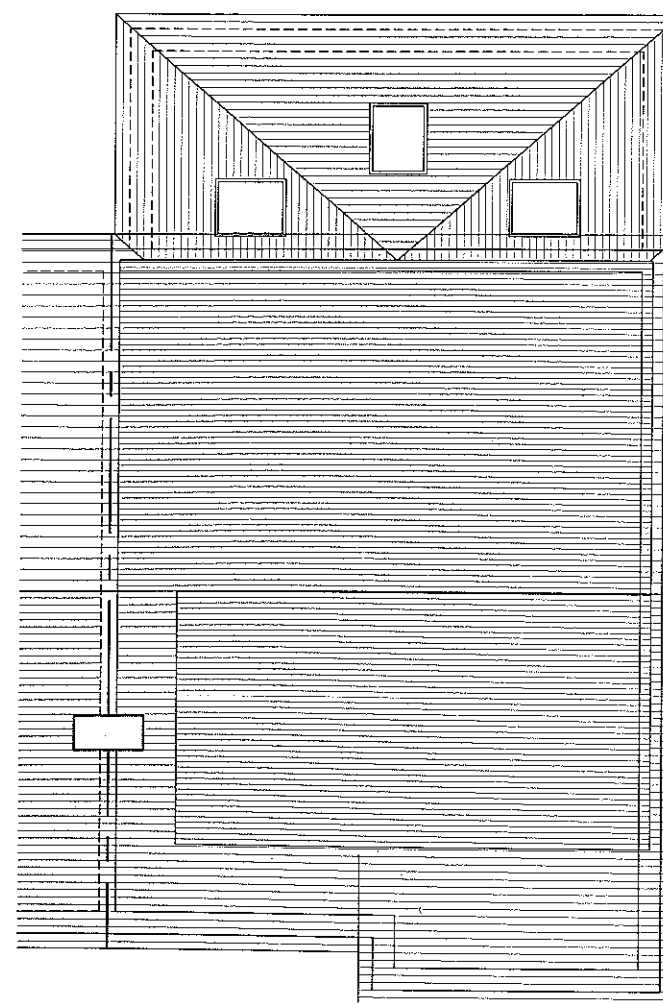
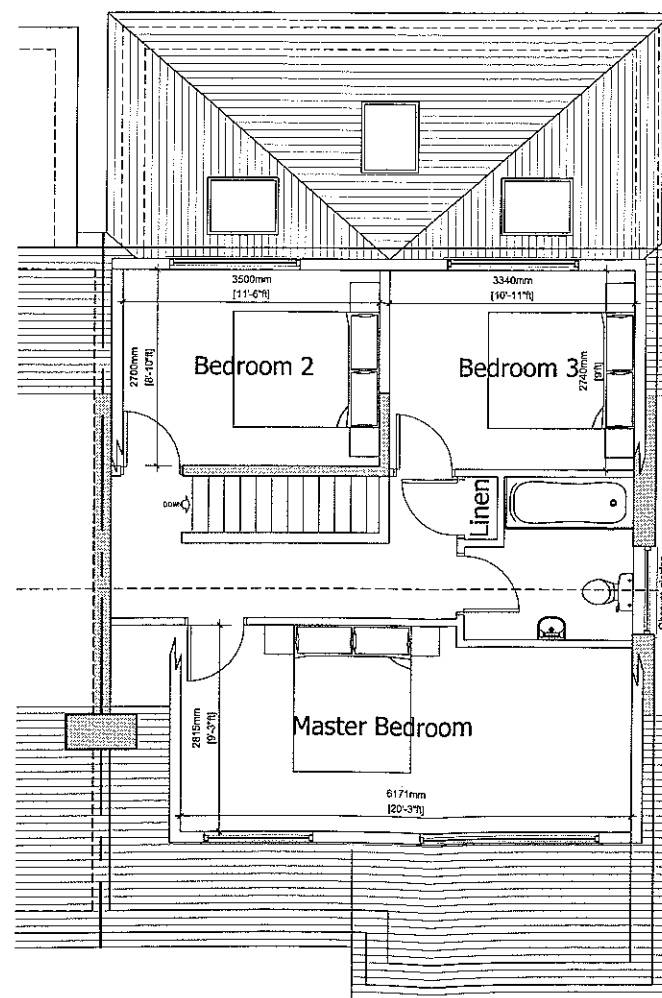
☒ Date 04/10/2012

PROPOSED

THIS DRAWING IS FOR PLANNING
SUBMISSION PURPOSES ONLY



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Rev.	Description	Date
A	External dimensions added to dormers.	17/10/12



Client
MR & MRS CRONSHAW

Project
**69 PRESTON ROAD
LONGRIDGE
PRESTON
PR3 3AY**

Drawing Title
**PROPOSED DORMER LOFT
CONVERSION AND REAR
EXTENSION**

Scale 1:50	1:100 @ A1	Date SEPT 12
Proj. No. PR-01	Rev. A	Job No. 12-257
Drawing Status	PLANNING	

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WILDLIFE SURVEY FOR BATS

AT

**69, Preston Road
Longridge
Preston
Lancashire**



Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: **01772 783322** Mob: **07813 140682**
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk





BAT SURVEY & REPORT

Commissioned By:

Mr D. Cronshaw

Address:

69, Preston Road
Longridge
Preston

Tel No:

07877 698645

Instruction Method:

Verbal

Bat Survey Address:

69, Preston Road
Longridge
Preston

Visit Date/Time:

16th October 2012 @ 17.30hrs

Weather Conditions:

A light cloud covering with a gentle breeze and a temperature of 8°C

Document Reference:

1456

e-mail

dcronshaw14@btinternet.com



BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating may have to be re-assessed during summer months when bats are most active.
3. External walls and internal rooms are inspected from ground level only.
4. Roof voids, attics and lofts will only be inspected when safe access is possible.
5. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
6. A bat detector will be used in all cases but daytime visits may only produce limited success.
7. When buildings are inspected during winter months, a bat detector will have very limited results.
8. Buildings with no signs of bats on the date of the survey may be used by individuals or small numbers of bats, in subsequent weeks, months or years.
9. Thorough inspection should reveal whether bats have been present during previous years.
10. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by:

Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007)

Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004)

JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

- 1 Presence of live or dead bats.
- 2 Bat droppings.
- 3 Moth and insect wings and remains.
- 4 Faint scratch marks on roof timbers.
- 5 Grease staining marks on roof timbers.
- 6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats.

Bat emergence time may start half an hour before sunset, to one hour after.

Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats on the day of the survey.

Bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower.

10 x 43 Hawke binoculars.

Bat box 'duet' bat detector, a heterodyne type sonar receiver.

Bat Scanner, a heterodyne type instrument which actively scans ultrasound for bats.

Petzl headlamp torches.

A variety of folding aluminium ladders.

Telescopic inspection mirrors, large and small.

Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult.

Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear.

Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings.

To give greater coverage and scope, the survey is normally conducted by two persons.

Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings.

Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:

No evidence of use by bats was found.

Medium risk:

Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:

Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

External Survey Results

Property type

House
Extension:
Conservatory

YES	NO
-----	----

☒	☐
☐	☒
☐	☒

Comments: The building is a two storey dormer bungalow

Construction

Brick
Stone
Timber
Bat Access Places

☒	☐
☐	☒
☐	☒
☐	☒

Comments:

Roof

Slate
Tile:
Other:
Bat Access Places

☐	☒
☒	☐
☐	☒
☐	☒

Comments: The roof of the building is apex with no visible bat access places

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☒
☐	☒
☐	☒

Comments: A careful search could find no clues or evidence of bats to the outside of the building.

The property is well maintained with no visible bat access points.

External Conclusions:

No signs of bat use could be found.

Risk Assessment:

Low

BAT SURVEY & REPORT

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Internal Survey Results

Building use: The property is in daily use.

Construction

Brick
Stone
Other/plaster
Bat Access Places

YES	NO
☒	☐
☐	☒
☐	☒
☐	☒

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Lined roof: Underfelt
Bat Access Places

☐	☒
☐	☒
☒	☐
☐	☒

Comments: The attic is sealed with no access. Hatches give access to the lower eaves of the roof space, but not to the apex attic.

Bat signs

Bats seen
Droppings
Bat Detector Results
Staining on beams
Moth + insect wings present
Suspect summer roost
Suspect winter hibernacula

☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒

Comments: The construction of this building is good with no obvious bat access points.

External Conclusions:

No signs of bat use could be found.

Risk Assessment:

Low

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to enlarge the dormer area.

Site Description

The property is sited within the residential area of a rural village. Open school playing fields occur to the rear of the site.

Survey Results

The survey found no access points for bats to enter the property. As such, no evidence of any part of the buildings being used as a roost site or as a hibernacula could be found.

Importance of the Site

The buildings have not and are not being used by European Protected Species and are of no special wildlife importance.

Conclusions

The survey could find no evidence of previous or present occupation by bats.

Risk Assessment

Low

Mitigation and Enhancement

No mitigation or habitat enhancement will be necessary.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *17th October 2012*

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20120533 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

Bats and the Law

Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007.

The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn"*.

Need for a Survey

A survey of the external and internal fabric of the building may identify the presence of bats.

An evening or dawn survey may confirm the presence of bats overlooked in the previous search.

It may not be possible to determine whether the building is used as a maternity roost or just a resting place.

The fact that bat activity has been recorded means that any work that disturbs or impacts on the colony within the buildings will require a license.

Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used.

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start.

If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence.

Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works have to be done at a time when bats are resident, a Licence will be required.

As a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. Natural England requires a minimum six weeks to process any licence application.

The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved.

Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

BAT LEGISLATION AND RECOMMENDATIONS

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building at any time of year, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. When hibernating, bats become torpid and appear lifeless, do not assume they are dead. It may take up to two hours before a bat has warmed up sufficiently to be able to move or fly.
7. If any timber treatment is carried out, only chemicals safe for bats should be used.
Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact:
Denis Lambert on **01772 783322** or **07813 140682** for advice.