

19 NOV 2012

For office use only

Application No.

320121109P

Date received

Fee paid £

Receipt No:

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

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:	Mrs	First name:	M	Surname:	Glover
Company name:					
Street address:	C/o Agent				
Town/City:					
County:					
Country:					
Postcode:					
				Telephone number:	
				Mobile number:	
				Fax number:	
				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:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning Ltd				
Street address:	2 Reedley Business Centre Redman Road				
Town/City:	Reedley				
County:	Burnley				
Country:	Lancashire				
Postcode:	United Kingdom				
				Telephone number:	
				Mobile number:	
				Fax number:	
				Email address:	

planning@avalontp.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use of domestic garage and workshop to form a 2 bed holiday cottage

Has the building, work or change of use already started? ☒ Yes ☐ No

If Yes, please state the date when the building, work, or use started:

24/09/2012

Has the building, work or change of use been completed? ☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:	Talbot Fold Barn		
Street address:	Talbot Bridge		
	Bashall Eaves		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 3NA		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	369888		
Northing:	443843		

Description:

5. Pre-application Advice

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

☐ Yes ☒ No

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:

Within domestic curtilage

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

☒ Yes ☐ No

If Yes, please provide details:

In line with local authorities collection policy

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:

Stone

Description of proposed materials and finishes:

As existing

Roof - description:

Description of existing materials and finishes:

Slate

Description of proposed materials and finishes:

As existing

9. (Materials continued)**Windows - description:**

Description of existing materials and finishes:

Timber

Description of proposed materials and finishes:

As existing

Doors - description:

Description of existing materials and finishes:

Timber

Description of proposed materials and finishes:

As existing

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Gravel driveway

Description of proposed materials and finishes:

As existing

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:

Das

Dwg 01

Dwg 02

Dwg 03

320121109P

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	2	2	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

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

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

☒

Scakaway

☐

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:

Domestic garage/workshop

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

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?

00.04

hectares

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:

N/a

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**25. Certificates (Certificate B)****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.

Notice recipient				Date notice served	
Name	Mr & Mrs Clegg			07/11/2012	
Number		Suffix			
Street	Talbot Fold Barn				
Locality	Talbot Bridge, Bashall Eaves				
Town	Clitheroe				
Postcode	BB7 3NA				
Title:	Mr	First name:	A	Surname:	Kinder
Person role:	Agent		Declaration date:	07/11/2012	
☒ Declaration made					

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:	Mr	First Name:	A	Surname:	Kinder
Person role:	Agent		Declaration date:	07/11/2012	
☒ Declaration Made					

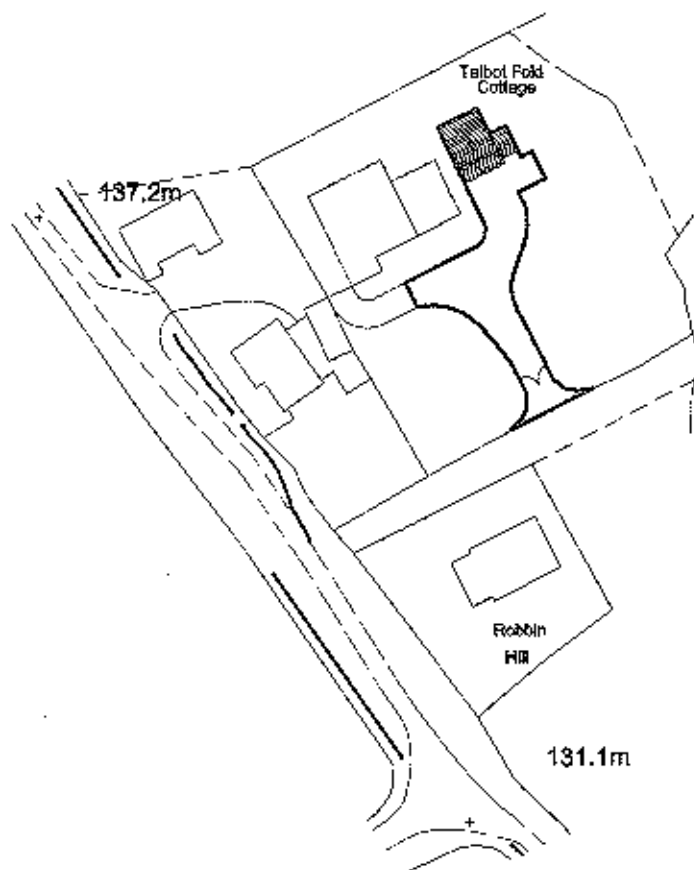
26. Declaration

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.

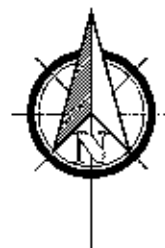
☒ Date 07/11/2012

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320121109P



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SITE LOCATION PLAN

Client: Melissa Glover

Drawn: DS

Date: 03.10.12

Scale: 1:1250 @ A4

Project No: CLEG/1 Dwg 01

Amendments:

Site: Proposed Holiday Cottage
Talbot Barn
Bashall Eaves

Notes:
All work is to be carried out to the latest current British standards Code of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings. If in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consents and/or Building Regulations Approval.

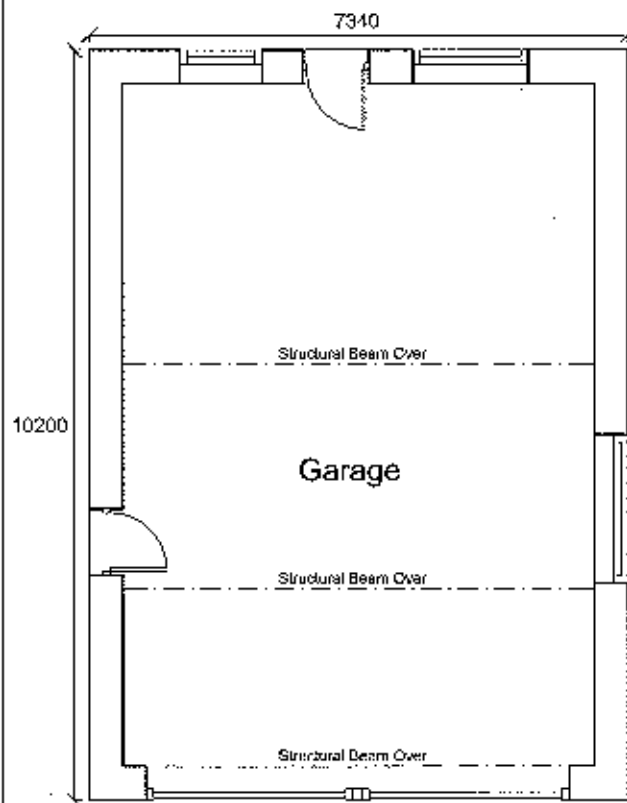
Avalon RTPI

Chartered Town Planning

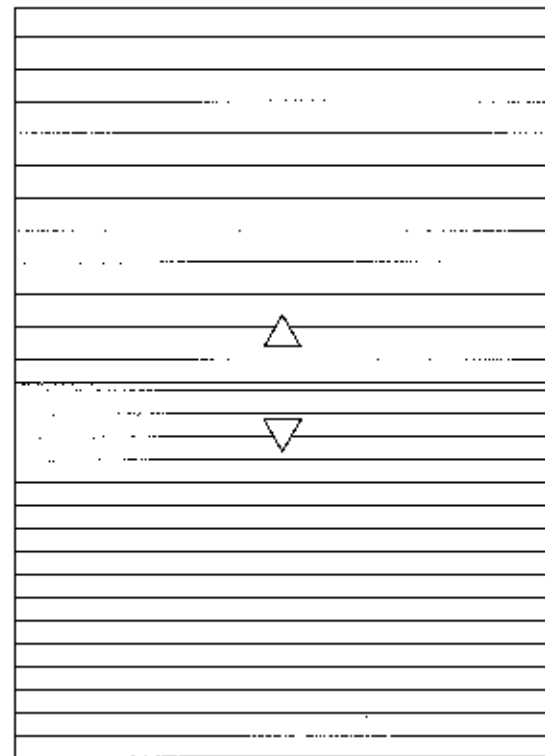
Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666

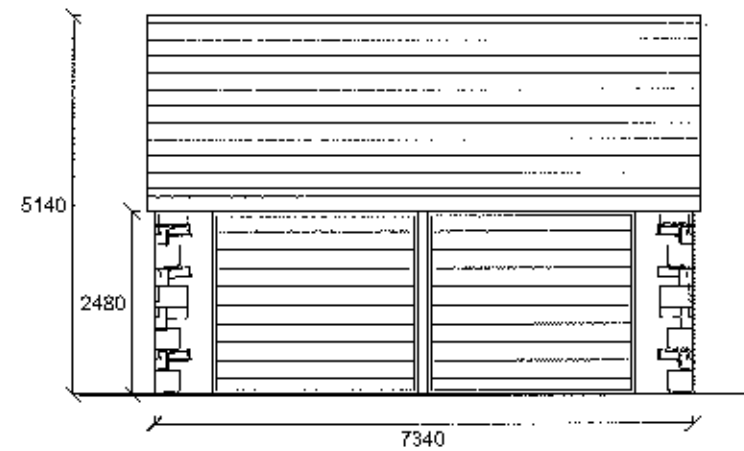
Web: www.avalontownplanning.co.uk Email: planning@avalonp.co.uk
2 Rooley Business Centre, Rooley Road, Bury, Lancashire, BB49 2TY



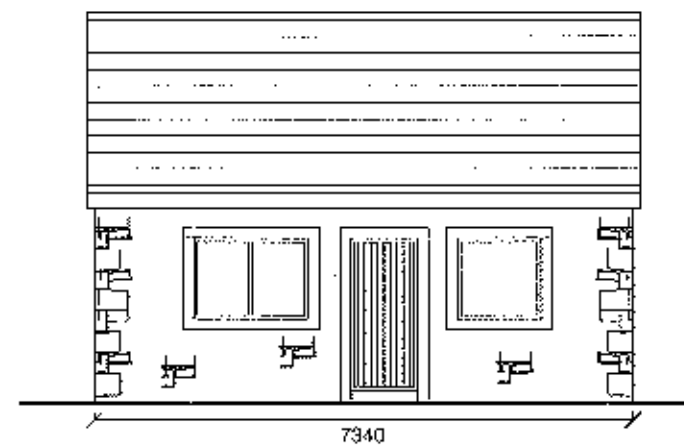
Floor Plan



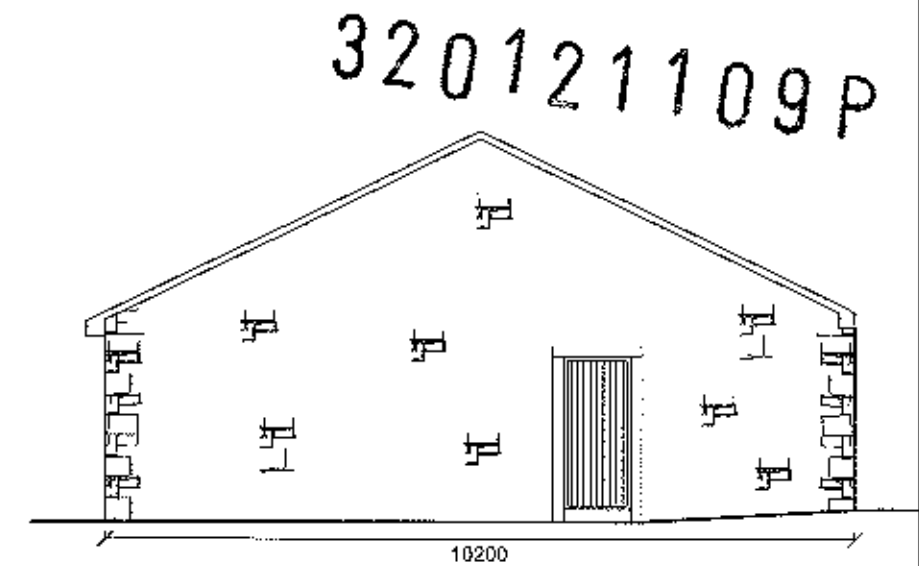
Roof Plan



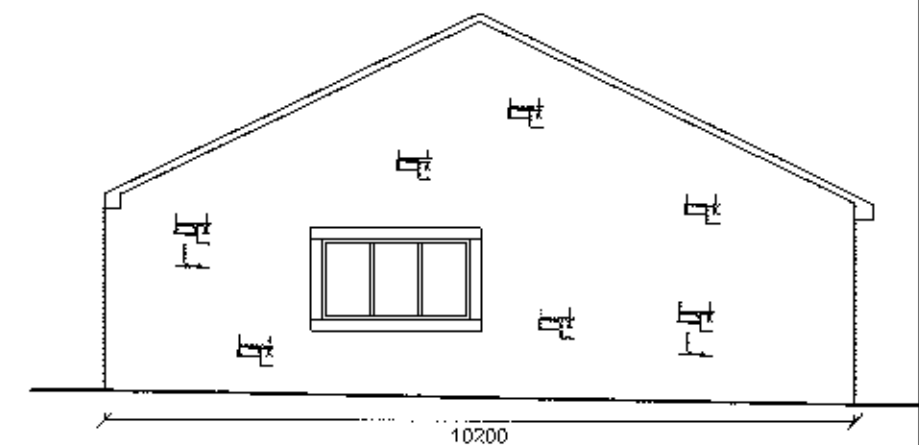
Front (South) Elevation



Rear (North) Elevation



Side (West) Elevation



Side (East) Elevation

EXISTING PLANS & ELEVATIONS

Site: Proposed Holiday Cottage
Talbot Barn
Bashall Eaves

Client: Melissa Glover

Drawn: NYB

Date: 03.10.12

Scale: 1:100 @ A3

Project No: CLEG/01 Dwg 02

Amendments:

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Notes:
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.
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Avalon 

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451666

Web: www.avalonpl.co.uk **Email:** planning@avalonpl.co.uk
2 Rosdley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TV

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

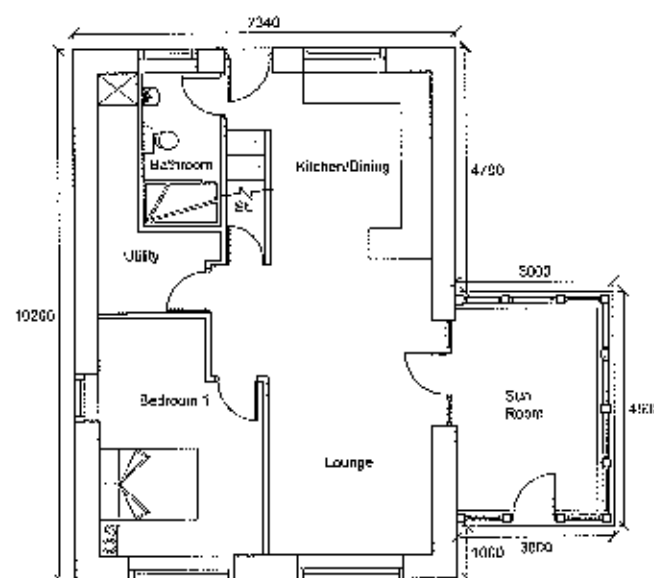
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

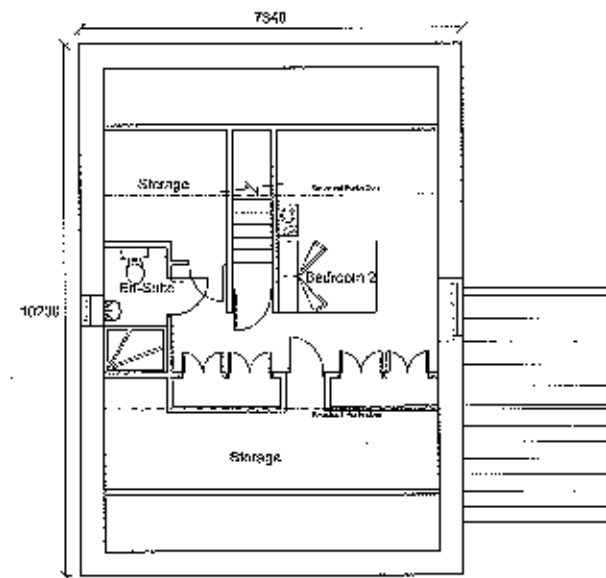
The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

Do not scale off the drawings, if in doubt ask.

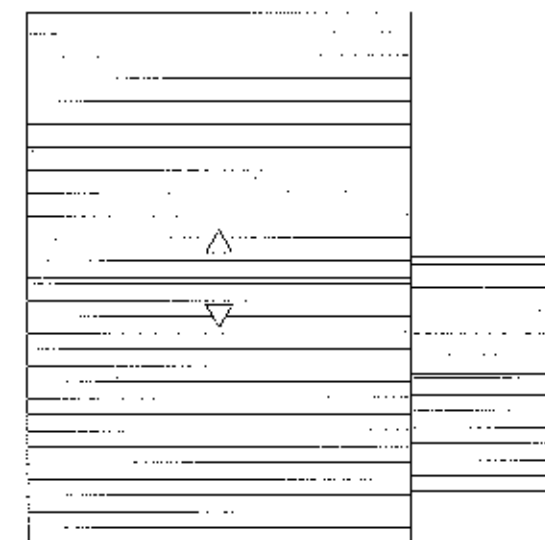
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval.



Ground Floor Plan

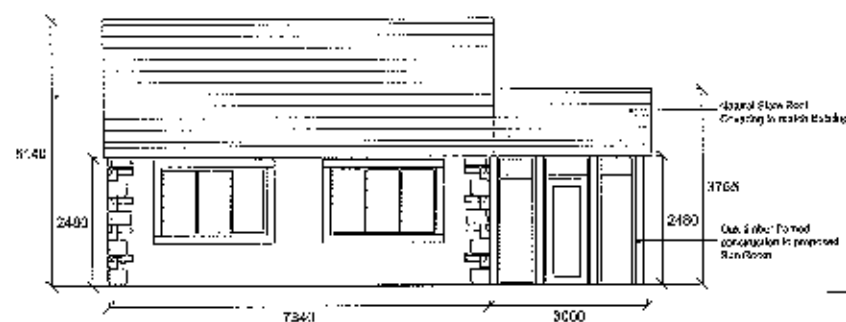


First Floor Plan

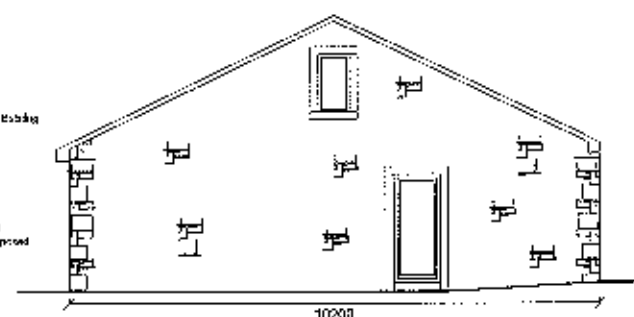


Roof Plan

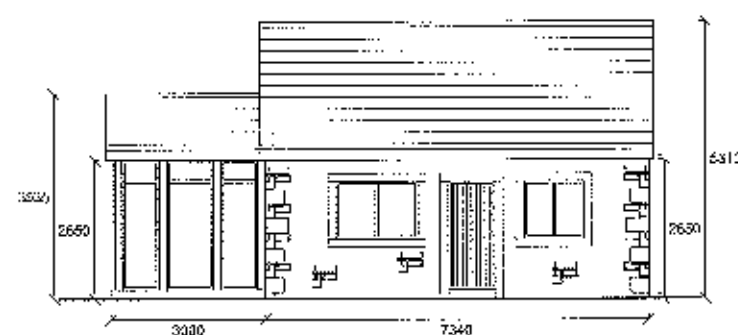
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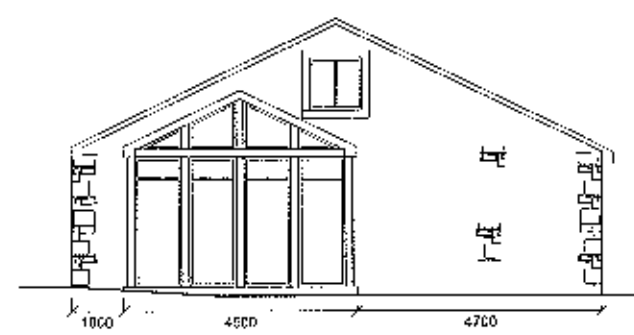
Front (South) Elevation



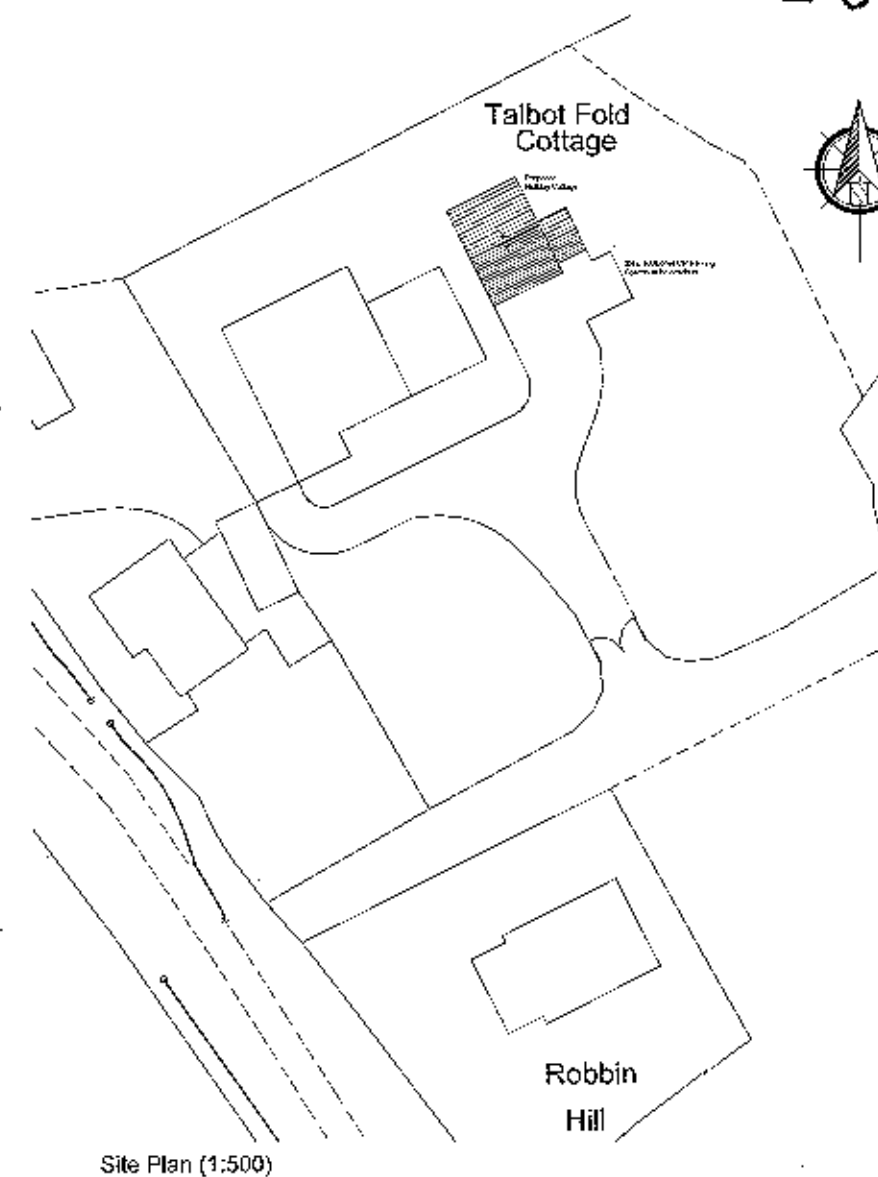
Side (West) Elevation



Rear (North) Elevation



Side (East) Elevation



Site Plan (1:500)

Avalon RTPE

Chartered Town Planning

Town Planning - Architecture - Design - Building Regulations - Drawings

Phone: 01282 834934 Fax: 01282 451866
Web: www.avalon.co.uk Email: planning@avalon.co.uk
2 Redway Business Centre, Redway Road, Bury, Lancashire, BL9 9JY

PROPOSED PLANS AND ELEVATIONS

Site: Proposed Holiday Cottage
Talbot Farm
Bashall Eaves

Client: Melissa Givner

Date: 03.10.12

Scale: 1:100 @ A2

Project No: GREG001 Day 03

Drawn: 08

Amendments:

DESIGN AND ACCESS STATEMENT

320121109P

SITE: TALBOT FOLD BARN, BASHALL EAVES

PROPOSAL: CHANGE OF USE OF GARAGE AND WORKSHOP TO FORM A 2-BED HOLIDAY COTTAGE

1 ASSESSMENT

- 1.1 Talbot Fold Barn is situated to the rear of Marsdens Farm to the east of Bashall Eaves and accessed from Rabbit Lane via a short access track which serves Talbot Fold Barn and granny annex. Land in the vicinity is predominantly in agricultural use but interspersed with numerous areas of woodland. The barn is situated within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 1.2 Planning policies are informed by government advice contained within the recently issued National Planning Policy Framework (NPPF) which replaces previous advice detailed in Planning Policy guidance (PPG's) and Planning Policy Statements (PPS's). The development plan includes the Local Development Framework which in turn includes policies saved from the Ribble Valley Districtwide Local Plan. Policies of particular relevance in this instance are G1 which identifies a number of development control criteria; G5 which sets out development that is considered appropriate for development outside the main settlement boundaries including small scale tourism developments appropriate to the rural area; ENV3 relates to the nature of development in the open countryside seeking to maintain the character of the landscape with buildings reflecting their vernacular style and using traditional materials; ENV1 Development in the Area of Outstanding Natural Beauty (AONB); RT1 which is in principle supportive of proposals that extend the range of tourism accommodation in the borough.

2 INVOLVEMENT

- 2.1 Given the relatively minor nature of the application then it has not necessitated in pre-application discussions with the local authority.

3 EVALUATION

- 3.1 Talbot Fold Barn benefits from the use of a double garage, the subject of this application, sited to the west of the attached granny annex. There is also an open fronted car port which is sited adjacent to the barn. It is this open fronted car port which is utilised on a daily basis being sited closer to the main residence.
- 3.2 The existing garage is a large 2 car garage with workshop and garden store at the rear and occupies a footprint of approximately 75m² with a height of 5.14m to ridge.
- 3.2 Policies contained in the Ribble Valley Districtwide Local Plan are supportive of small scale tourist development. The site is well related to the settlement of Bashall Eaves being within walking distance of the Red Pump Inn and Restaurant. The larger village of Waddington is a distance of 1 ½ miles; Clitheroe is a distance of 4 miles; and Whitewell and the Trough of Bowland beyond is a distance of 4 miles.

4 DESIGN

- 4.1 The footprint of the existing garage will remain the same with the exception of the addition of a small sun room attached to the east elevation overlooking the open countryside. This will be of timber construction with a slate roof to match the existing garage roof and have a footprint of 13.5m².
- 4.2 It is proposed to construct a first floor within the existing shell to provide a second en-suite bedroom which will include the insertion of two small windows in either gable end of the building. The existing garage doors will be replaced with two timber windows with all other openings remaining as existing with new timber frames.

5.1 Level access can be provided to the ground floor of the proposed holiday cottage. Car parking is provided to the front of the property.

November 2012

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe, Lancashire, BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mr Alan Kinder

Avalon Town Planning
2 Reedley Business Centre
Redman Road
Burnley
BB10 2TY

320121109P

28 November 2012

Job ref: B 1236

Dear Mr Alan

Re: Daylight scoping survey (bats): Proposed holiday cottage, Talbot Barn, Bashall Eaves, BB7 3NA.

Introduction

You have requested a protected species survey on behalf of your client (Mrs Glover), as a condition of a planning application to Ribbles Valley Borough Council (RVBC) for a proposed conversion of an existing double garage into a dwelling (holiday cottage).

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 Tuesday 27 November 2012 between 09.30 and 10.15.

Survey methodology

The survey includes both internal and external inspections of the building, including roof voids.

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

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.

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

The search was made using a high-powered lamp (Clu-life 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

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence. Crevice-roosting species may be overlooked where bats are concealed within wall cavities, wall claddings and roofing materials.

Bats are highly mobile mammals; pipistrellus, plecotus and myotis species frequently change roost sites.

Evening emergence and dawn swarming surveys have not been carried out at this property.

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

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

Desktop study (10km square: SD 74)

A local data search was carried to identify any relevant records of bat activity within 1km of the site. The following bat species are present within the wider district:

Myotis sp.

Natterer's bat	(<i>Myotis nattereri</i>)
Whiskered bat / Brandt's bat	(<i>M. mystacinus</i> / <i>M. brandtii</i>)*
Daubenton's bat	(<i>M. daubentonii</i>)*

Plecotus sp.

Brown long-eared bat	(<i>Plecotus auritus</i>)*
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Pipistrellus sp.

Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)*
Soprano pipistrelle	(<i>P. pygmaeus</i>)*

Nyctalus sp.

Noctule bat	(<i>Nyctalus noctula</i>)
-------------	-----------------------------

*NBN data

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

Pre-existing information

None available.

There are no records of bat activity at this property or within adjacent buildings.

320121109P

Description of the property

The property is a single storey double garage with duo-pitch slate roof (built 2006). The building's stone and block work cavity wall construction and finished to a high standard. The external features are well-maintained and all stonework, roof slates and mortar pointing is secure (figures 1 to 4).

The green slate roof is lined with a breathable membrane. The clay ridge tiles and verge tiles are well sealed; a timber fascia and box soffit has several gaps (40 – 45mm wide) between the soffit and wall on the north and south elevations.

All windows and doors are uPVC sealed units; there are two alloy doors on the front (south) elevation.

Internally, the building is very secure and cavity insulation is present; a wood-burning stove and flue is installed (figure 4); a timber loft is used for storage and access and the roof is open to the eaves (figs. 5 / 6)



Figure 1:

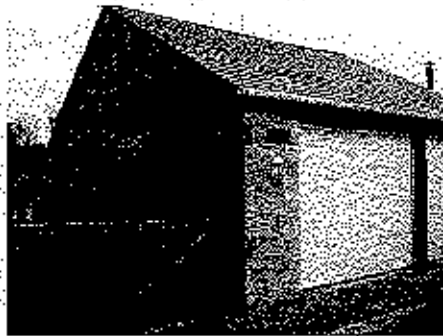


Figure 2:



Figure 3:



Figure 4:



Figure 5:

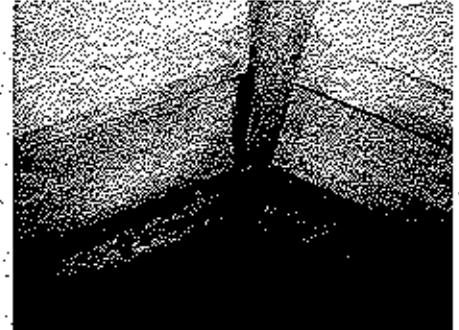


Figure 6:

Location of the property (national grid reference: SD 699 438): elevation: approximately 135 metres).

The property is located at Talbot Fold, approximately 0.5km NE of Bashall Eaves, the location is rural and the site is adjacent to open countryside with extensive grazing pasture and woodland nearby.

The garage is adjacent to an existing cottage and house and the site is close to Braddup Clough; although there is extensive broadleaved woodland within 100m of the property, there is no adjacent to woodland or river channel and the building has an open aspect on all sides.

Proposed works

Conversion of existing garage into holiday cottage comprising ground floor kitchen, dining room with sun-room side extension and bedroom; first floor bedroom, ensuite and storage. *Reference: Proposed plans and elevations: Avalon Town Planning: Project No. GREG/01 Dwg 3, 03.10.12)*

Survey results

The weather at the time of the inspection was cool, dry and bright (max. temperature: 7.0°C; cloud cover: 20%; wind: light north-westerly; precipitation: nil) providing optimal conditions for a scoping survey.

There is no evidence of bat activity at this property; all external features and internal roof areas were carefully inspected for evidence of bat droppings and other indicate signs of access by bats, none was found.

Evaluation of results

There is currently no evidence of bat activity at the property.

The building has low to moderate potential for supporting roosting bats.

It is highly unlikely that breeding or hibernating bats have been active within the building.

There is minimal / low risk of disturbing roosting bats during the proposed works.

The scale of impact of the development on local bat populations is likely to be negligible.¹

The conservation significance of the property is minimal / low².

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

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

¹ The scale of main impacts at site level on bat populations – Table 6.1. p37 - (BMG, 2004)

² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

³ Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

Conclusion:

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

There are no records of roosting bats at this property or in neighbouring buildings.

There is minimal risk of disturbing roosting bats during the proposed building alterations.

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).

Further surveys (ie. evening emergence or dawn re-entry and swarming surveys) are not required.

An EPS development licence is not required.

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SUMMARY

There is **no evidence** of roosting bats at this property.

An EPS development licence is **not required**.

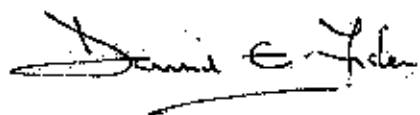
The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

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

Mitigation guidance notes are attached (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.

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

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. East Lancashire Bat Group
6. Lancashire and Cheshire Fauna Society
7. Lancashire Wildlife Trust
8. Lancashire Biodiversity Partnership
9. Ribble Valley Borough Council
10. Biological Heritage Sites Partnership (LCC, NE and LWT)
11. EED dataset (Lancashire bat records 2000 - 2012)
12. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
Natural England - Nature on the map (www.natureonthemap.org.uk)

APPENDIX A

Mitigation considerations (general guidance)

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. Removal of roofing materials	Although it is unlikely that roosting bats will be exposed during the proposed works, all site contractors and project managers should be aware that solitary roosting bats are occasionally found beneath roof slates, roof verges, ridge tiles, fascia boards and soffits.
6. Accidental exposure of bats	In the 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. General advice on bats	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. BCT helpline number: 0845 1300 228
9. Emergency advice:	Call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile)
10. Post-development monitoring	Not required

APPENDIX B

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).