



**RIBBLE VALLEY
BOROUGH COUNCIL**

01 DEC 2012

For office use only

Application No

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 planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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:	MRS	First name:	DEBBIE	
Last name:	BIRCH			
Company (optional):				
Unit:		House number:		House suffix:
House name:	79			
Address 1:	SALTHILL ROAD			
Address 2:				
Address 3:				
Town:	CLITHEROE			
County:	LANCASHIRE			
Country:				
Postcode:	BB7 1PE			

2. Agent Name and Address

Title:	MR	First name:	PHILIP	
Last name:	COTTIER			
Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES			
Unit:		House number:		House suffix:
House name:	HAZELMERE			
Address 1:	PIMLICO ROAD			
Address 2:				
Address 3:				
Town:	CLITHEROE			
County:	LANCASHIRE			
Country:				
Postcode:	BB7 2AG			

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CHANGE OF USE FROM RESIDENTIAL DWELLING HOUSE (C3 CLASS) TO OFFICES (B1 BUSINESS).

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

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

N/A

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

N/A

(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):

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

Easting: Northing:

Description:

5. Pre-application AdviceHas 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 as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

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:

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

☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

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	Drawing references if applicable
Walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roof			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Windows	TIMBER	WHITE uPVC WINDOW REPLACEMENTS TO EXISTING GARAGE/PROPOSED STORE ROOM	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	TIMBER	WHITE uPVC DOOR REPLACEMENTS TO EXISTING GARAGE/PROPOSED STORE ROOM	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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:

DRAWING NOs 4304-01 (EXISTING) AND 4304-02 (PROPOSED CHANGE OF USE)
 DESIGN AND ACCESS STATEMENT VERSION 1.01, DATED 13 NOVEMBER 2012
 SITE LOCATION PLAN
 BAT SURVEY DATED 27 NOVEMBER 2012

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	NO CHANGE
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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

N/A - AS EXISTING (NO CHANGE PROPOSED)

13. 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 a 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 ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

14. Biodiversity and Geological Conservation

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

15. Existing Use

Please describe the current use of the site:

RESIDENTIAL DWELLING (C3 CLASS)

Is the site currently vacant?

☐ Yes ☒ No

If Yes, please describe the last use of the site:

N/A

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

N/A

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. Trees and HedgesAre there trees or hedges on the proposed development site? ☐ Yes ☒ NoAnd/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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'.

17. Trade EffluentDoes the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

N/A

19. All Types of Development: Non-residential Floorspace

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

☒ Yes☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2 Financial and professional services	<input type="checkbox"/>				
A3 Restaurants and cafes	<input type="checkbox"/>				
A4 Drinking establishments	<input type="checkbox"/>				
A5 Hot food takeaways	<input type="checkbox"/>				
B1 (a) Office (other than A2)	<input type="checkbox"/>	93m ²	0m ²	93m ²	0m ²
B1 (b) Research and development	<input type="checkbox"/>				
B1 (c) Light industrial	<input type="checkbox"/>				
B2 General industrial	<input type="checkbox"/>				
B8 Storage or distribution	<input type="checkbox"/>				
C1 Hotels and halls of residence	<input type="checkbox"/>				
C2 Residential institutions	<input type="checkbox"/>				
D1 Non-residential institutions	<input type="checkbox"/>				
D2 Assembly and leisure	<input type="checkbox"/>				
OTHER Please specify	<input type="checkbox"/>				
	<input type="checkbox"/>				
Total	<input type="checkbox"/>				

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	N/A - RESIDENTIAL	N/A - RESIDENTIAL	N/A - RESIDENTIAL	
Proposed employees	2	0	2	

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
OFFICE (B1 BUSINESS)	11:00AM - 5:00PM	CLOSED	CLOSED	

22. Site Area

Please state the site area in hectares (ha)

0.01423

23. Industrial or Commercial Processes and Machinery

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

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. 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 (General Development Procedure) Order 1995 Certificate under Article 7**

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 (General Development Procedure) Order 1995 Certificate under Article 7**

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
MR PICKERING	33 SALTHILL ROAD, CLITHEROE	08/10/2012

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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):

25. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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):

--

AGRICULTURAL HOLDINGS CERTIFICATE**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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):

05/12/2012

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):

--

26. 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.

3 copies of a completed and dated application form:



The correct fee:



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



3 copies of a design and access statement



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



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):




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

**27. 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):

05/12/2012

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	01200 422297	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	07743850511

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email address (optional):

dcs.ltd.2002@gogglemail.com

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	01200 423178	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	N/A

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email address (optional):

philip.cottier@sunderlandpeacock.com

30. Site VisitCan the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ NoIf 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:

MRS D BIRCH

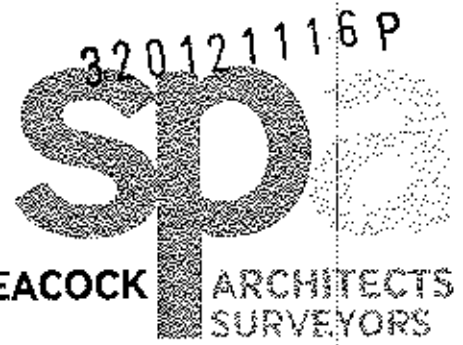
Telephone number:

01200 422297

Email address: dcs.ltd.2002@gogglemail.com



LOCATION PLAN - 1/1250 AT A4



**DESIGN AND ACCESS STATEMENT FOR THE
PROPOSED CHANGE OF USE FROM
RESIDENTIAL (C3) TO OFFICE (B1)
33 SALTHILL ROAD, CLITHEROE, LANCASHIRE**

JOB REF: 4304

VERSION: 1.01

DATE: 13 November 2012

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE PARK ROAD CLITHEROE
LANCASHIRE BL7 2AG
T 01200 423176 F 01200 427128
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

SYSTEMS DEVELOPMENT / 5 WILSON STREET CLITHEROE / WILSON & JOHNSONS ROAD COMPANY ROSSINGTON N. 43 401

ASSOCIATES THE FOOTLEIGH / 10 WILSON STREET

CONTENTS

- 1. Design Objectives**
- 2. Development Strategy**
- 3. Access Statement**

1. DESIGN OBJECTIVES

1. To obtain full planning permission for a change of use from residential (C3) to Office (B1) at 33 Salthill Road, Clitheroe.

2. DESIGN STRATEGY

Our client is proposing to re-locate away from their existing offices Domiciliary Care Services Ltd, based on Waddington Road.

Our client would like to retain the existing property including rear porch and garage transforming the existing spaces into offices for their 2 existing full time employees.

The property lends itself to this use without any major changes, therefore, ensuring the character and appearance of the existing building is not changed.

In addition, the Salthill and Kendal Street area is already of mixed use and subsequently not deemed an issue.



PL. 02 Existing Commercial / Industrial / Office premises within the location

Legend:

- 1 Osteopaths
- 2 Harrisons Welding and Engineering Supplies
- 3 Fortress Industrial Fastners
- 4 JW Smith Motor Services
- 5 Clitheroe MOT and Service Centre



PL. 03 Existing Premises - Osteopaths (1) and Harrisons (2)



PL. 04 Existing Premises - Fortress Industrial Fastners (3), JW Smith Motor Services (4) and Clitheroe MOT and Service Centre (5)

3. ACCESS STATEMENT

We propose the vehicular entrance to Kendal street be widened slightly to improve on the existing access, however, as per its current use as that of a residential dwelling it is suitable for 2 vehicles to park.

At the existing office currently our client does not have any parking provision at all and re-locating the office to Salthill would have the benefits of a public car park facility located close by off North Street.

This said, parking is not considered to be factor as with the existing office it is used as an administration/office base with the actual employer going out to the client as a care provider as opposed to clients coming into the office.

No change proposed to that of the main pedestrian access off Salthill Road.

320121116P

BAT SURVEY
AT
33 SALTHILL ROAD
CLITHEROE

DATE AND TIME OF VISIT
27th NOV 2012 4.15PM

WEATHER CONDITIONS
Dusk, slight drizzle. 7°C

REFERENCE NO. 4304

Survey carried out by:

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

320121116 P

PROPOSED DEVELOPMENT

The scheme is for a change of use of a house with detached garage to office accommodation.
This bat survey is being carried out on the garage as work on the roof is required.

TYPE OF BUILDING

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

HOUSE
BARN
GARAGE
OTHER

COMMENTS: The garage is located in the rear garden of the end terrace property. It is detached from the house. It is used for storage.

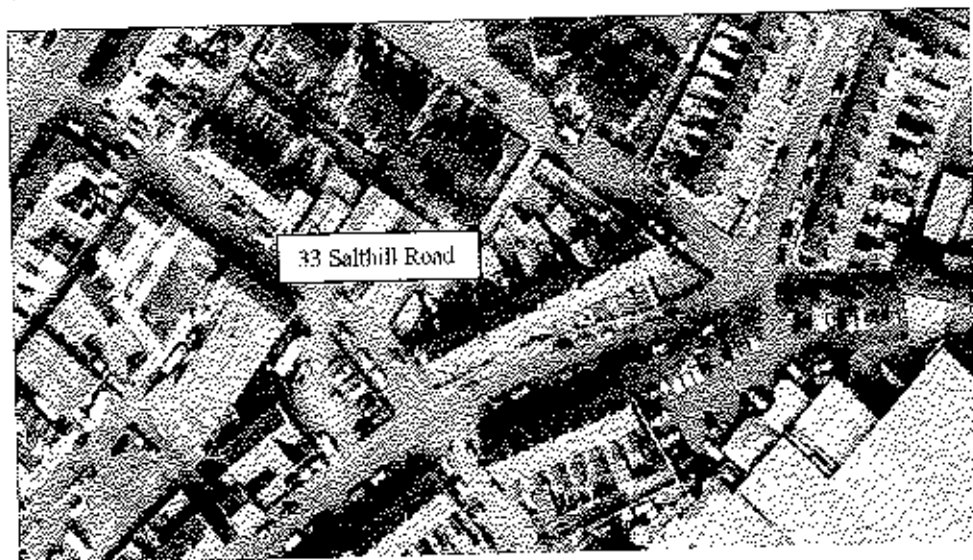


LOCATION

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

URBAN
SMALL TOWN/URBAN VILLAGE
RURAL/VILLAGE

COMMENTS: The house and garage are located in a built up industrial area near the centre of Clitheroe.



BUILDING ADJACENT TO OR WITHIN 10M OF

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

TREES
HEDGEROW
OPEN WATER

COMMENTS: No significant trees or hedges are near to the house.

320121116P

WALL CONSTRUCTION

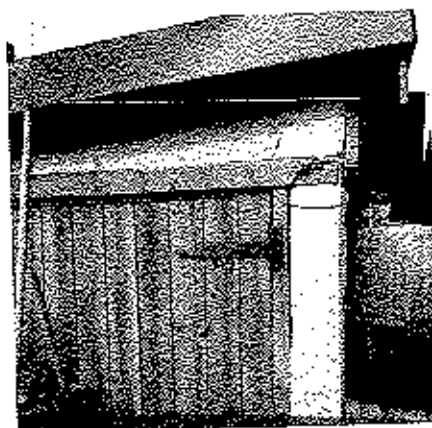
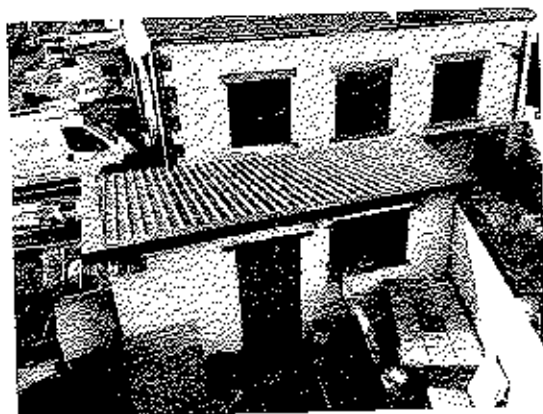
<input type="checkbox"/>	STONE
<input type="checkbox"/>	BRICK
<input type="checkbox"/>	STEEL
<input checked="" type="checkbox"/>	BRICK/BLOCK AND RENDER
<input type="checkbox"/>	OTHER

COMMENTS: The walls are white painted render built up off the natural stone rear boundary wall.

ROOF CONSTRUCTION

<input type="checkbox"/>	SLATE
<input type="checkbox"/>	TILE
<input type="checkbox"/>	GREY SLATE
<input checked="" type="checkbox"/>	STEEL
<input checked="" type="checkbox"/>	FLAT ROOF FELT

COMMENTS: The roof is plastic coated profiled steel with verge detail to the perimeter. The steel is laid over an older felt flat roof which consists of felt laid on ply sheets supported by purlins. There is a slight pitch towards the rear boundary.



BAT ACCESS POINTS IN WALLS

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS: There are no access points in the wall.

BAT SIGNS, EXTERNAL SEEN
DROPPINGS
MAGENTA BAT5 DETECTOR RESULT

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS: An autumn survey is not going to reveal any bat activity but it is possible to check for dropping evidence or staining none was evident.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS: There is no roof void it is open to the underside of the boarding with exposed purlins.

BAT ACCESS POINTS IN ROOF

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS: There are no access points in the roof. There are gaps behind the verge detail however it was possible to examine closely and it did not provide a suitable habitat for bats.

320121116P

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

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

THE BRIEF

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

BAT LEGISLATION - Summary of offences under the law:

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

LIMITATIONS OF REPORT

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

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

EQUIPMENT USED ON SURVEY

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

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BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes	No
	X
	X
	X
	X
	X
	X
	X

COMMENTS: None of the above was found to be present.

CONCLUSION

Bats were not found to be present in the building and no evidence could be found that bats have used the building in the past. This building does not provide a suitable habitat for bats and its conversion to offices will not affect any bat population.

RISK ASSESSMENT

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

LOW

NOTES:

The precautions below should be incorporated in the unlikely event that any bats are found to be present in the intervening time between surveys and work commencing on site.
When bats are found to be present in a building:

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

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

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

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