



31 OCT 2012
FOR THE ATTENTION OF

For office use only
Application No. 20130080P
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: Mrs First name: J Surname: TURNER

Company name: _____

Street address: 4 Pinder Close

Town/City: Waddington

County: Clitheroe

Country: Lancashire

Postcode: BB7 3LF

Telephone number: Country Code National Number Extension 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: JONATHAN Surname: HADFIELD

Company name: J HADFIELD ENGINEERING/SURVEYING

Street address: SPRINGS HOUSE

Town/City: CHIPPING

County: PRESTON

Country: Lancashire

Postcode: PR3 2GQ

Telephone number: Country Code National Number Extension Number

Mobile number: _____ _____ _____

Fax number: _____ _____ _____

Email address: jonathan.hadfield@virgin.net

3. Description of Proposed Works

Please describe the proposed works:

DEMOLISH GARAGE & REPLACE WITH SINGLE STOREY EXTENSION TO THE SOUTH & EAST ELEVATIONS. (TO PROVIDE AN ADDITIONAL BEDROOM, GARAGE SPACE & UTILITY SPACE.)

Has the work already been started without planning permission? Yes No

4. Site Address Details

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

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

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

If Yes, please describe:

THE SIZE OF ONE PARKING SPACE IS REDUCED, THOUGH IT DOES NOT REDUCE SPACE NUMBERS.

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:

BRICK

Description of *proposed* materials and finishes:

BRICK

11. (Materials continued)

320130080P

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

TILE

Description of *proposed* materials and finishes:

TILE & GLASS

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

UPVC

Description of *proposed* materials and finishes:

UPVC

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

TIMBER

Description of *proposed* materials and finishes:

TIMBER / GLASS

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:

274/201

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: JON Surname: HADFIELD

Person role: Agent Declaration date: 31/10/2012 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: JON Surname: HADFIELD

Person role: Agent Declaration date: 31/10/2012 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 31/10/2012

Mr J Hadfield

Springs House
Chipping
PRESTON
PR3 2GQ

5 December 2012

Job ref: B 1241

Dear Jon

Re: Daylight scoping survey (bats): 4 Pinder Close, Waddington, Clitheroe, BB7 3LF

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council (RVBC) for a proposed building extension requiring modifications to the roof verges and fascia-soffits including removal of an existing single storey garage.

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 Monday 3 December 2012 between 15.30 and 16.00.

Survey methodology

The survey includes both internal and external inspections of the property; the existing building is shown in figures 1 to 6; the approximate location of the proposed building alterations is outlined in figure 1.

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-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.

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence.

Crevice-roosting species are occasionally overlooked, particularly in situations where solitary bats are able to conceal themselves within cavity walls or beneath wall claddings and roofing materials.

Bats tend to be highly mobile mammals; pipistrellus, plecotus and myotis species frequently change roost sites, particularly during spring, summer and autumn.

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.

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.

Desktop study (10km square: SD 74)

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:

<u>Myotis sp.</u>	
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>)* ¹
<u>Plecotus sp.</u>	
Brown long-eared bat	(<i>Plecotus auritus</i>)* ¹
<u>Pipistrellus sp.</u>	
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)* ¹
Soprano pipistrelle	(<i>P. pygmaeus</i>)* ¹
<u>Nyctalus sp.</u>	
Noctule bat	(<i>Nyctalus noctula</i>)* ¹

*NBN data ¹EED data

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.

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

Pre-existing information

No records are available at this property (SD 682 328) or in neighbouring buildings within a 200 metres.

The property is modern style detached bungalow (built circa 1980) with rendered brick and block cavity wall construction and rafter-with-purlin roof; there is an attached single storey garage on the south elevation.

The property has been recently re-roofed following a major fire; a block work partition wall now divides the roof void into two sections (figure 5); the tiled roof is lined with a breathable membrane and glass fibre insulation material is present above the ceiling joists (figure 6).

Both voids are clean, dry and well-ventilated; the roof appears to be well-sealed and there is no evidence of access by bats or birds. There are two water tanks and an Aga flue close to the north gable end wall.

The garage has a flat bitumen roof, under-drawn with timber boarding (figure 3); there are two glazed windows providing good natural light, the area is generally cool and dry and used only for storage. A boiler is installed at the rear of the garage.

Externally the property is well-maintained and secure. All fascias and box soffits are PVC units; these are well-fitted and there are no significant gaps between soffit and wall with the exception of two small sections of render around the lower roof purlins where the cement rendering has been removed.

External walls are rendered and pebble-dashed, all areas are secure and there is no evidence of access by bats or birds. All roof areas, including ridge tiles, verges and lead work flashings are very secure.



Figure 1: Location of proposed works



Figure 2:

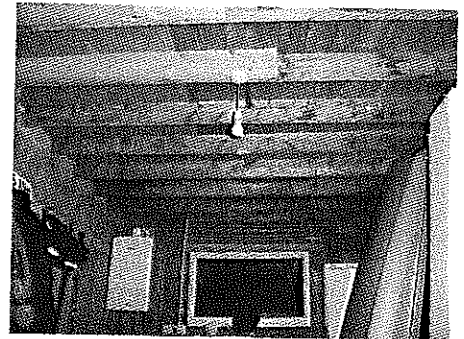


Figure 3:

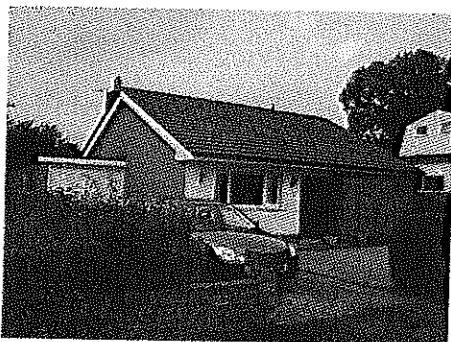


Figure 4:

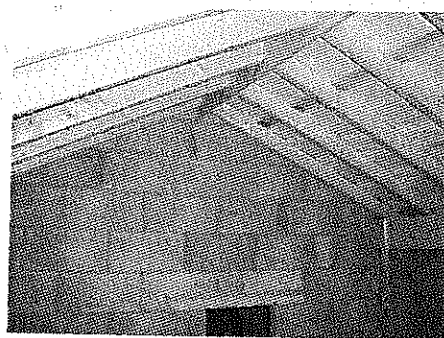


Figure 5:

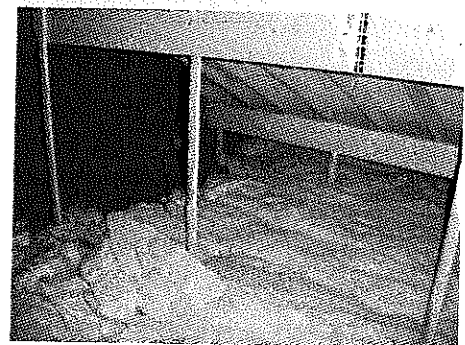


Figure 6:

Proposed works

The proposed extension on the rear of the property will result in modifications to the PVC fascias and box soffits and require removal of the existing garage; the location of the works is shown in figure 1.

The property is located on the SW edge of the village within a well-established residential area and is close to other properties of similar age, design and construction.

Although the property is adjacent to open countryside, there are no areas of extensive woodland, plantation or any significant water channel or area of open water nearby. The site location is sub-optimal in terms of providing suitable habitat for feeding, foraging and commuting bats.

The potential of the property to support roosting bats is relatively low. All local records have been reviewed; there are no records of roosting bats within 100 metres of the site.

Survey results

The weather at the time of the inspection was cool, dry and overcast (max. temperature: 8°C; cloud cover: 90%; wind: light NW wind; precipitation: nil) providing satisfactory conditions for a scoping survey.

There is no evidence of bat activity at the property.

All external features were carefully inspected for evidence of bat droppings and other indicative signs of access by bats, none was found; all areas of the building have low / minimal roost potential.

There is no evidence of bat activity within the roof voids and it is highly unlikely that bats have roosted within any part of the building.

Evaluation of results

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

It is unlikely that breeding or hibernating bats have been present within any part of the building.

All areas of the property have low / minimal potential for supporting roosting bats.

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

There are no existing records of bat activity at this property or within neighbouring properties within 100 m.

Further survey work (emergence and activity surveys) is not recommended.²

¹ The scale of main impacts at site level on bat populations – Table 6.1. p37 - Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

² Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

Conclusion:

- There is currently 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.

It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats.

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

An EPS development licence is not required.

SUMMARY

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

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

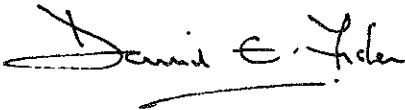
The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

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

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. Removal of roof tiles	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 tiles, roof verges, ridge tiles, lead work flashing, 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.
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 any injured bats roosting bats, 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. Bat Conservation Trust (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

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).