



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No.

Date received 30.1.13

Fee paid £385.00 Receipt No: 17535

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: **MR** First name: **DERMOTT**
Last name: **HORRIGAN**
Company (optional):
Unit: House number: **18** House suffix:
House name:
Address 1: **SUNNYSIDE AVENUE**
Address 2: **RIBCHESTER**
Address 3: **PRESTON**
Town: **PRESTON**
County: **LANCASHIRE**
Country:
Postcode: **PR3 3XL**

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of the Proposal

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

THIS IS AN EXISTING RESIDENTIAL PROPERTY WHICH HAS HAD ONE ROOM USED IN THE PAST AS AN OFFICE BUT HAS NOW NOT BEEN USED AS AN OFFICE FOR A VERY LONG TIME. ERECTION OF DOUBLE STOREY EXTENSION OVER EXISTING SINGLE STOREY ACCOMMODATION AND ERECTION OF SINGLE STOREY EXTENSION TO EAST AND REAR OF FRONT ELEVATION, REPLACEMENT AND UPGRADING OF EXISTING ROOF, WINDOWS AND DOORS. PROVISION OF EXTERNAL HARD STANDING PARKING AREA.

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):

(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):

(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: **POLICE RURAL BEAT HOUSE**
Address 1: **PRESTON RD**
Address 2: **RIBCHESTER**
Address 3:
Town: **PRESTON**
County: **LANCASHIRE**
Postcode (optional): **PR3 3XL**
Description of location or a grid reference (must be completed if postcode is not known):
Easting: Northing:
Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much 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:

**REAR OF PROPERTY
LOCAL AUTHORITY COLLECTION
BINS**

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

☒ Yes ☐ No

If Yes, please provide details:

**REAR OF PROPERTY
LOCAL AUTHORITY COLLECTION
BINS**

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

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	CEMENT RENDER	CEMENT RENDER TO MATCH	☐	☐
Roof	GREY SLATE ROOF TILES	GREY SLATE ROOF TILES	☐	☐
Windows	UPVC DOUBLE GLAZED	UPVC DOUBLE GLAZED (WITH CAST STONE MULLIONS AND CILLS AT FRONT)	☐	☐
Doors	REAR & SIDE UPVC FRONT WOOD	REAR AND SIDE UPVC FRONT HARDWOOD	☐	☐
Boundary treatments (e.g. fences, walls)	FENCING WOODEN	RETAINING EXISTING FENCING	☐	☐
Vehicle access and hard-standing	N/A	15MM AGGREGATE	☐	☐
Lighting	N/A	N/A	☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☒ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. 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	5	3
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. 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):

ALREADY CONNECTED TO
MAINS SEWER

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 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

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:

FORMER RIBCHESTER RURAL BEAT
AND POLICE HOUSE

Is the site currently vacant? ☒ Yes ☐ No

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

RESIDENTIAL DWELLING

When did this use end (if known)?

DD/MM/YYYY
(date where known may be approximate)

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

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

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes☐ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐				☒		1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							1

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐			☒			1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							1

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=**Total existing residential units (E+F+G+H)=****TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):** 1

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

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	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐	18.15	18.15	-	-
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total		18.15	18.15	-	-

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	☐			
C2	Residential institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	NIA		
Proposed employees			

20. 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
	NIA			

21. Site Area

Please state the site area in hectares (ha)

0.0931

22. Industrial or Commercial Processes and Machinery

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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	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

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.

23. 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)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

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

Name of Owner	Address	Date Notice Served
LANCASHIRE POLICE AUTHORITY	HUTTON HALL, SAUNDERS LANE HUTTON, PRESTON. PR4 5BB	29.1.13

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

☒

29.1.13
CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

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

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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

I certify/ The applicant certifies that:

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

The steps taken were:

--

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

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

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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

24.1.13

(B) I have/ The applicant has/ 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.

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



The correct fee:



The original and 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:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



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



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



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



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):

24.1.13

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

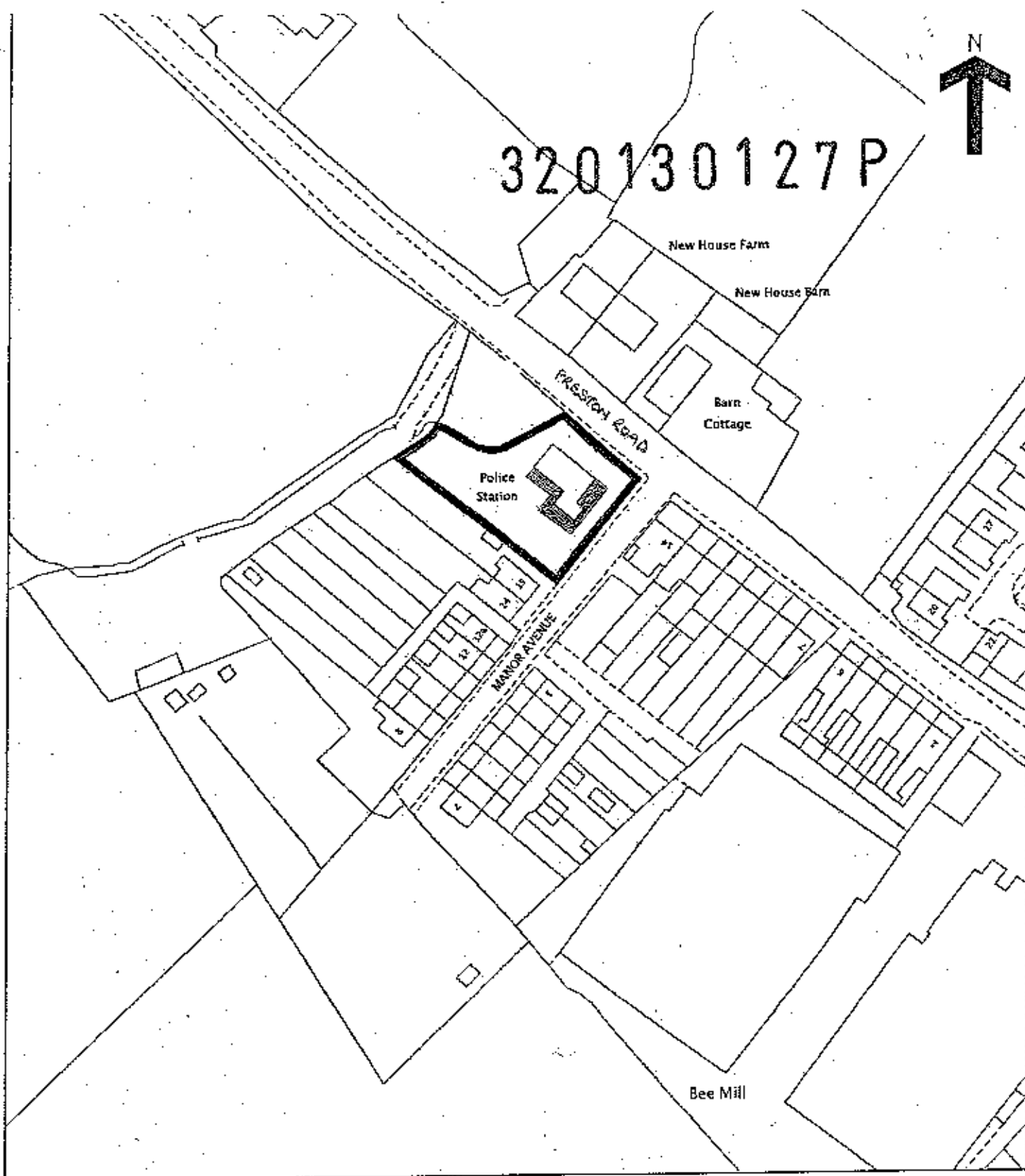
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

320130127P



PROPOSED EXTENSION TO: THE (FORMER) POLICE RURAL BEAT HOUSE,

PRESTON ROAD, RIBCHESTER, PR33XL

LOCATION PLAN - ISSUE 1

SCALE: 1:1250

ORDNANCE SURVEY MAP REFERENCE: SD64355E

SHEET 1 OF 5

320130127P

www.arbtech.co.uk

Initial Assessment Bat Survey

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Summary of Recommendations

If bats, evidence of their activity and suitable locations for roosting bats, are all absent from the site, then no further visits are normally required. Otherwise, a single, daytime initial assessment, in which no bats were found, is not normally considered sufficient (Hundt 2012).

Taking into consideration the desk study and site survey findings, this report concludes that it is not possible to adequately manage or exclude the risk of harm to bats without the need for further survey effort.

Therefore, in order to provide adequate support for this planning application, bat emergence surveys should be undertaken, compliant to industry best practice, such as are set out in the Bat Conservation Trust publication, *Bat Surveys—Good Practice Guidelines* (Hundt 2012).

A full specification for bat emergence surveys that is appropriate to the scale and scope of the proposed development can be found in the 'Conclusions' and 'Recommendations' sections of this report.

320130127P

The Company and Contact Information

Established in 2005, Arbtech Consulting Limited provides arboricultural and ecological consultancy services in respect to planning and development, throughout the UK.

Tel 0800 072 5596

@ email@arbtech.co.uk

Web www.arbtech.co.uk

The Surveyor

The surveyor and principal author of this report is Jo Gregory BA (Hons), MSc GradIEM.

Bat Licence Number

England: 20122461.

Wales: 39248.

Scotland: 13660.

The Client

The client is Ms. Linda Horrigan.

The Site of Proposed Development

The client is preparing a planning application to build an extension above the single-storey section of the former Police House, Preston Road, Ribchester, Preston, Lancashire PR3 3XL.

The Survey Brief

The client has commissioned Arbtech to undertake a scoping bat survey; referring to a method of ecological assessment outlined in the Bat Conservation Trust publication Bat Surveys—Good Practice Guidelines authored by L. Hundt, 2012.

These guidelines state that the aim of the initial assessment bat survey is to observe and catalogue *"informing and identifying the type and extent of further bat survey work needed (if any)"* (Hundt 2012).

Data Searches

The author's preparation of this report has been assisted by a search of the National Biodiversity Network Gateway.

No other data searches or desk study has been undertaken.

Date of the Survey

29 January 2013.

Seasonality

This type of assessment can be conducted at any time of year.

Informative

Table 1: Summary of Pertinent Legislation and Planning Policy Relevant to the Protection of Bats in the UK

This table is adapted from Table 2.1 and Section 2.5 of the Bat Surveys—Good Practice Guidelines (Hundt, 2012).

Location of Roost	Transposing EC Habitats Directive	Other Relevant Legislation	Planning Policy
England	Conservation of Habitats and Species Regulations 2010.	Wildlife and Countryside Act 1981 as amended. Countrywide and Rights of Way Act 2000. Natural Environment and Rural Communities Act 2006.	National Planning Policy Framework ("NPPF").
Wales	Conservation of Habitats and Species Regulations 2010.	Wildlife and Countryside Act 1981 as amended. Countrywide and Rights of Way Act 2000. Natural Environment and Rural Communities Act 2006.	Technical Advice Note ("TAN") 5.
Scotland	Conservation (Natural Habitat & c.) Regulations 1994 as amended.	Wildlife and Countryside Act 1981 as amended. The Nature conservation (Scotland) Act 2004.	National Planning Policy Guidance ("NPPG") 14 and Planning Advice Note ("PAN") 60.

Cumulatively, this legislation makes it illegal to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.

320130127P

- Damage, destroy or obstruct access to bat roosts.
- Possess or transport a bat or any part of a bat, unless acquired legally.
- Sell, barter or exchange bats, or any part of a bat.

A bat roost is defined by Hundt (2012) as “the resting place of a bat”. Generally however, the word roost is interpreted to mean “any structure or place, which any wild bat uses for shelter or protection.”

The Survey Methodology

In order to fully assess the potential value of bat habitat at the site, the surveyor has observed the widely accepted industry best practice standard; set out in the Bat Conservation Trust publication *Bat Surveys—Good Practice Guidelines* (Hundt 2012).

The survey includes for a thorough internal and external inspection of all buildings (and trees) referred to in the Survey Results section of this report for cracks, holes, cavities and voids in buildings and cracks, fissures and voids in trees.

Inspections are both internal and external, making use of torches, ladders, endoscopes, mirrors, binoculars and cameras where appropriate to do so.

An initial assessment bat survey is performed during daylight hours and provides an opportunity to exclude the need for further survey work, if the following triggers can be confirmed absent from the site of proposed development:

- Bats.
- Evidence of recent bat activity e.g. droppings, prey remains, urine staining.
- Features suitable for roosting.

If bats, evidence of their recent activity and or features suitable for roosting cannot be confirmed absent from the site of proposed development, this report will make recommendations for further survey work and or design mitigation, where this is consistent with the Hundt (2012) and considered appropriate by the surveyor in the context of the proposed development.

Recommendations for further survey work may include “emergence surveys” (Hundt 2012) which enable e.g. apertures through which roosts are accessed, population numbers and species to be identified and quantified. Essentially, the survey is designed so that with confidence, the surveyor can confirm bats to be present, indeterminate or absent.

Bat Potential and Habitat Value

Table 2: Bat roost habitat value assessment criteria, adapted from the Bat Surveys—Good Practice Guidelines (Hundt 2012).

Bat Habitat Value	Trigger or Description
Confirmed Bat Presence	Bats are found to be present during the survey. Evidence of bats is found to be present during the survey. Bats heard 'chattering' inside a roost on a warm day or at dusk.
Significant Habitat Value	Buildings, trees or other structures with features of particular significance for roosting bats e.g. mines, caves, tunnels, icehouses and cellars. Habitat of high quality for foraging bats e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting bats e.g. river and or stream valleys and hedgerows. Site is proximate to known roosts.
Moderate Habitat Value	Several potential roosts in buildings, trees or other structures. Habitat could be used by foraging bats e.g. trees, shrub, grassland or water. Site is connected with the wider landscape by linear features that could be used by commuting bats e.g. lines of trees and scrub or linked back gardens.
Low Habitat Value	A small number of potential roosts, most likely less significant roosts. Isolated habitat for foraging e.g. a lone tree or patch of scrub but not parkland. An isolated site not connected by prominent linear features.
Negligible Habitat Value	No features suitable for roosting, minor foraging or commuting.

Table 2 (above) presents a scale continuum adapted from Hundt (2012) against which the significance of habitat value and roosting opportunities at the site can be graded. By referring to this continuum and using their expert judgment, surveyors classify features of buildings or trees as representing low, medium or high value as habitat for bats.

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Survey Results

Table 3: The Desk Study Results

Desk Study Records	A study of data from the National Biodiversity Network Gateway for the grid square (SD63) SD647354 has informed the preparation of this report. No other data set has been consulted.
Notes on the Local Environment	The site is surrounded by housing in the immediate vicinity. Woodland is located approx. 907m away to the north, approx. 916m to the northeast, approx. 1161m to the southeast, approx. 1094m to the south and approx. 1119m to the west of the site. Open water is located approx. 529m to the southeast of the site (River Ribble). Fields are located approx. 52m to the north, approx. 509m to the east, approx. 132m to the south, and approx. 37m to the west of the site. Hedgerows and tree-lined roads are located immediately adjacent to the site offering commuting routes to and from the woodland and other foraging areas. Weather conditions at time of survey: Temperature: 9.8°C. Cloud Cover: 100%. Precipitation: Light rain. Wind: 1/8.

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Table 4: The Site Survey Results

Buildings and trees are referred to by number, in accordance with the sketch plan at Appendix 1.

Reference Number	Habitat Value Table 2 Refers	Description of Roosting Features Access to Roosting Features	Confirmation of Bat Presence
B1	Confirmed Bat Roost	A two-storey brick built former police house with a single-storey section on the eastern side of the building with a flat felt lined roof with an approximate 1 foot parapet wall. The walls are pebbledash rendered from ground level to the eaves. Windows are UPVC framed and tight fitting, and the doors are wooden framed and tight fitting. A bay window is present on the northern elevation with a flat felt lined roof that is tight fitting. Plastic soffit boxes are present on the north and south elevations and these are tight fitting with the exception of a fairly large gap between the soffit box and corner stone on the northeast and southwest corners. The two-storey section has a pitched roof of a trussed rafter construction, with cement interlocking tiles. Gaps are visible beneath the lead flashing around the chimney stack on the southern elevation and a row of approximately 10 raised tiles are also present providing access between the tiles and felt lining. Further gaps in the lead flashing and tiles are visible on the eastern side of the chimney stack. A stripped tile is also present on this side of the building providing a further access point into the roof structure. There are also overhanging tiles visible above the gutters on the north and south elevations. A small piece of missing mortar is visible on the eastern gable apex. Internally the loft space is partially boarded with loft insulation present. Some gaps are visible on the wall tops at each gable end. The felt lining is tight fitting with the exception of a fairly large tear (approximately 40cm in length) located along the ridge beam directly above the loft hatch. Some missing cement is visible within the brickwork at each gable end, providing potentially roosts for small crevice dwelling bats.	Three bat droppings were located within the loft space with two droppings situated on the loft insulation at the base of the eastern side of the chimney breast and the third dropping stuck in cobwebs at the top of the western side of the chimney breast. A further bat dropping was located stuck to the western gable wall. All bat droppings resembled those of pipistrelle bat species - being tapered to the ends, approx. 1.5mm wide and approx. 7mm in length, dark brown in colour (indicating these droppings are fairly fresh most likely from last year's bat season), with a coarse texture when subjected to the 'crumble test'. Intact and crumbled droppings were retained for DNA analysis should this be required.

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Page 10

Any additional notes:

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Conclusions

Table 5: Summary of Conclusions

Reference	Habitat Value [Table 2 refers]	Are emergence survey works necessary? ¹	Best Estimate of Roost Type
B1	Confirmed ☒ Significant ☐ Moderate ☐ Low ☐ Negligible ☐	Yes. The evidence gathered during this initial assessment implies that <u>there is an unacceptable probability (risk)</u> of harm to bats if the development is allowed to progress without further surveys.	Transitional ☒ Maternity ☐ Hibernation ☐ Check boxes are left blank if Habitat Value is 'negligible'.

¹ Hundt (2012) states that "If a building or built structure is considered to have a moderate or high likelihood of use by bats, the preliminary roost assessment, even if negative for bats, should be followed by several presence/absence surveys."

Recommendations

The surveyor has used the industry best practice publication Bat Surveys—Good Practice Guidelines (Hundt 2012) to guide the following conclusions and recommendations of this report.

Table 6: Specification for Further Surveys

Reference	Specification for Surveys ²	Seasonality for Emergence Surveys
B1	This is a confirmed transitional roost. 3 further dusk emergence surveys should be undertaken. 2 surveyors are required to provide full coverage of the building.	Optimal: Mid May to August inclusive. Sub-optimal: May to September inclusive - will require a greater survey effort and justification.

The purpose of further surveys is to determine the species of bats, their population and the type of roost - or to confirm a negative result beyond doubt.

If the further surveys positively identify bats roosting at the site, the results will enable the client to design appropriate mitigation and if necessary, apply for a European protected species licence.

² If bats are discovered emerging from any of the buildings during surveys, the survey effort may need to be appropriately increased pursuant to table 8.5, Bat Surveys—Good Practice Guidelines (Hundt 2012).

320130127P

Bibliography

Hundt, L. (2012). Bat Surveys—Good Practice Guidelines, 2nd edition, Bat Conservation Trust, London.

Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

320130127P

Document Production and Approval

Status	Issue	Surveyor	Date
Draft	1	J Gregory	29/01/2013
Draft	2	M O'Connor	29/01/2013
Final	3	J Gregory	29/01/2013

Limitations

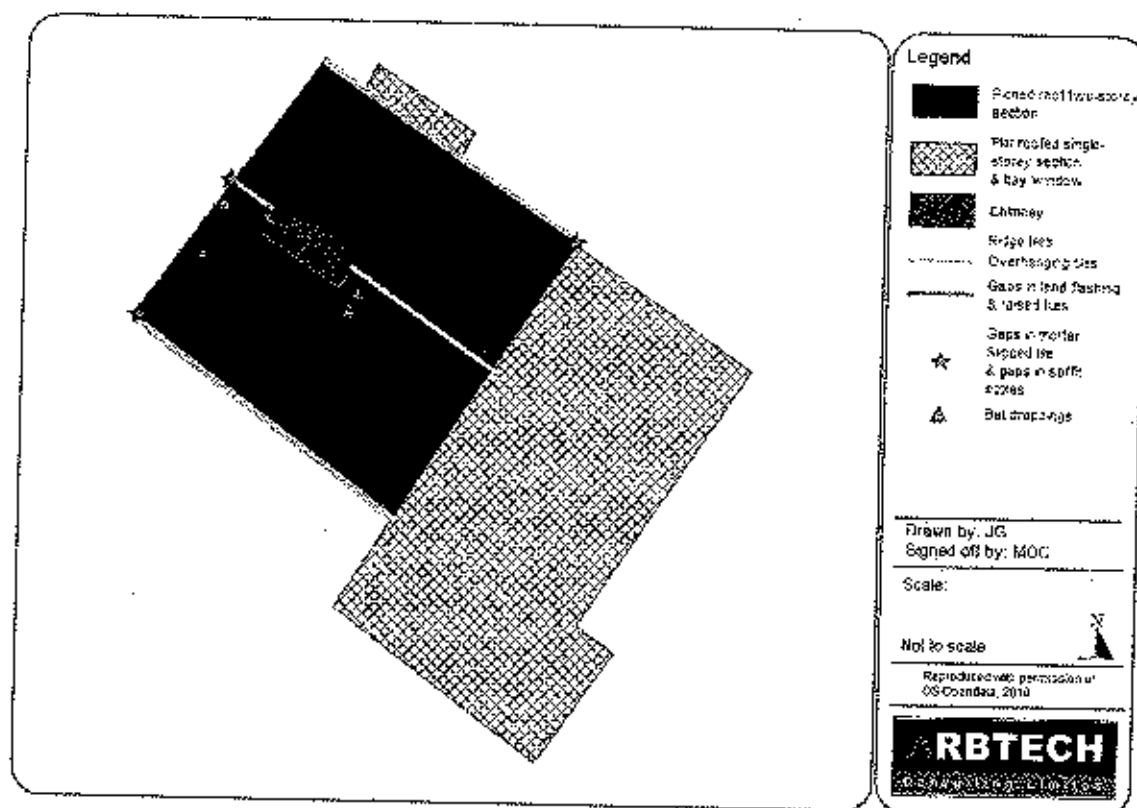
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Appendix 1 Plan



Appendix 2 Photos



Figure 1 Gap between plastic soffit box and corner stone with overhanging tile above.

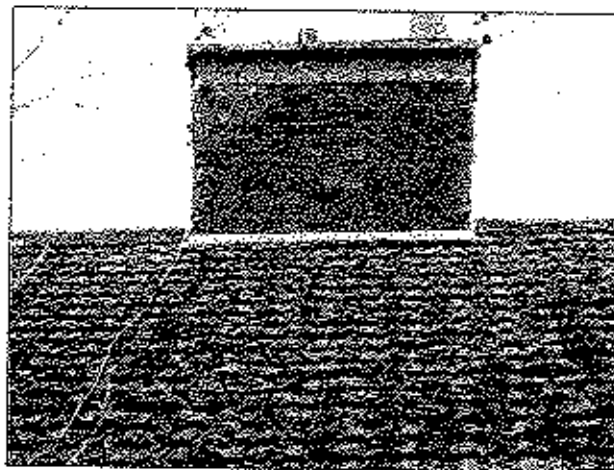


Figure 2 Gaps beneath the lead flashing and row of raised tiles providing access to the roof structure.

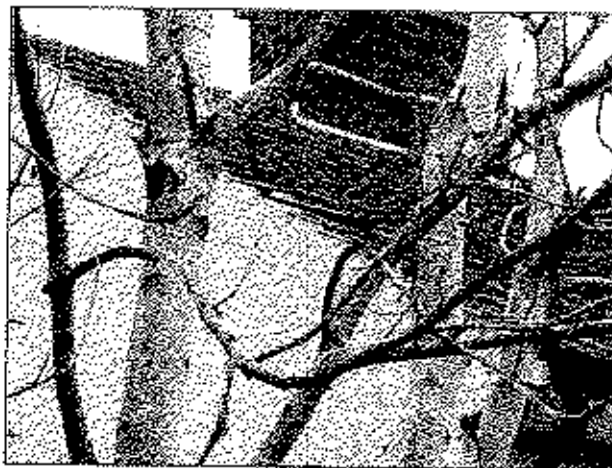


Figure 3 Slipped tile providing access to the roof structure.

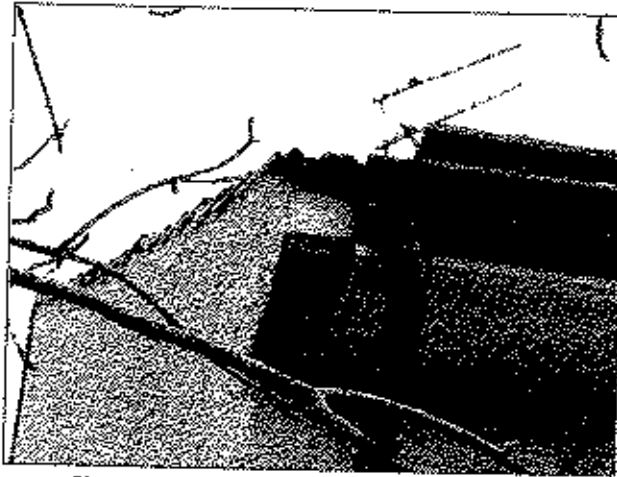


Figure 4 Overhanging tiles above guttering.



Figure 5 Missing mortar within eastern gable apex.

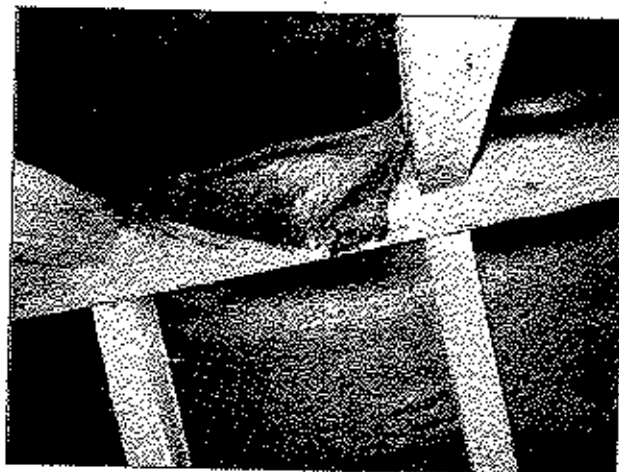


Figure 6 Torn felt.

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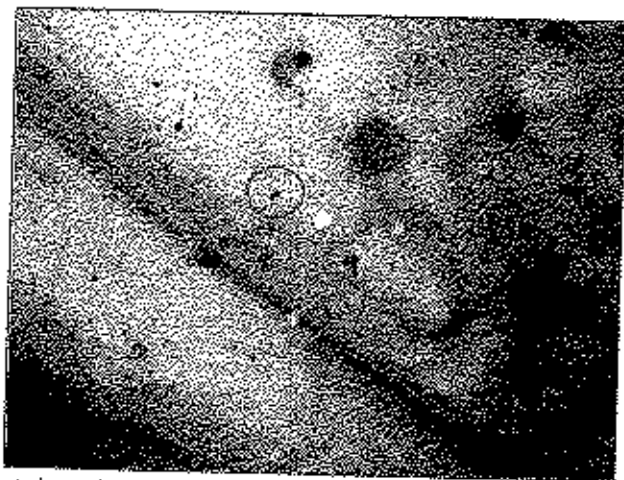


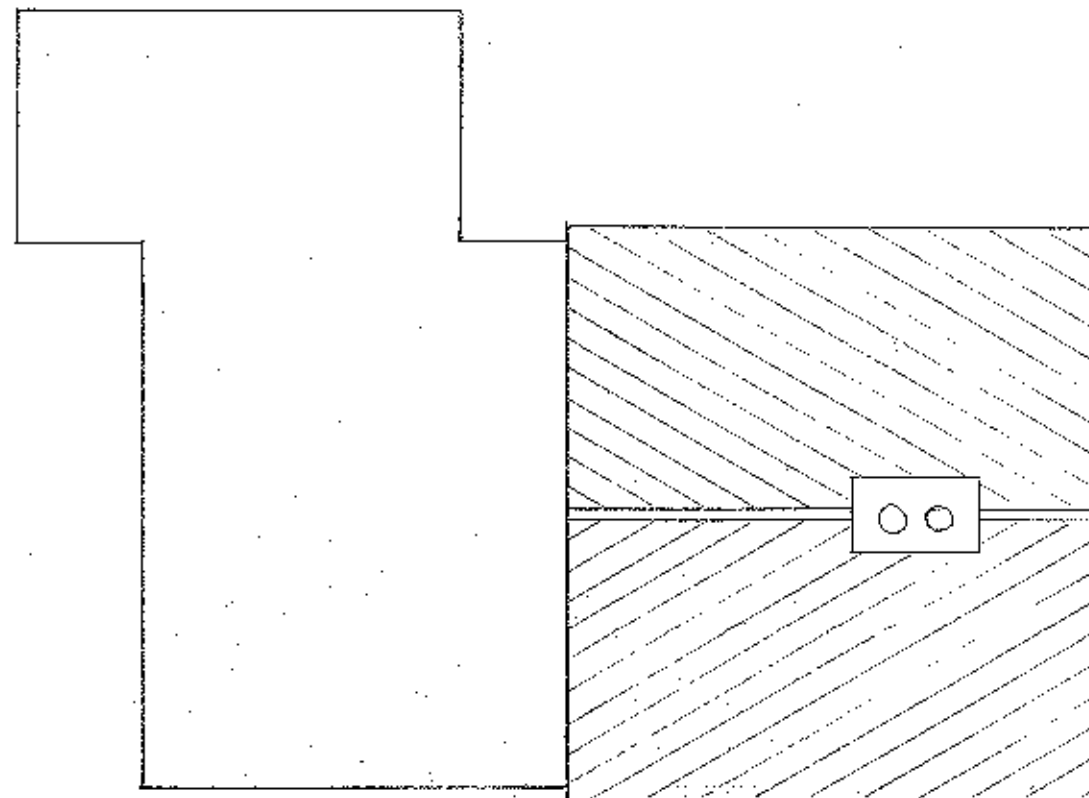
Figure 7 Bat droppings located on eastern side of chimney breast internally.



Figure 8 Bat dropping stuck to the wall of the western gable internally.

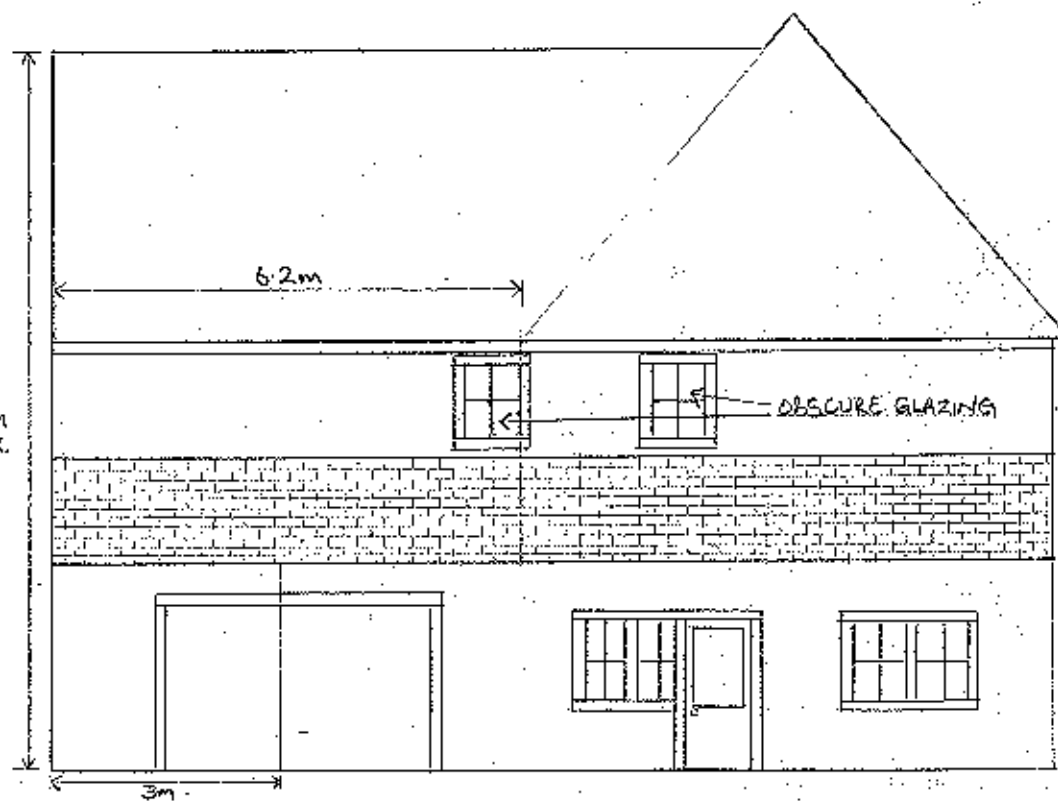


EXISTING EAST SIDE ELEVATION



EXISTING ROOF PLAN

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PROPOSED EAST SIDE ELEVATION

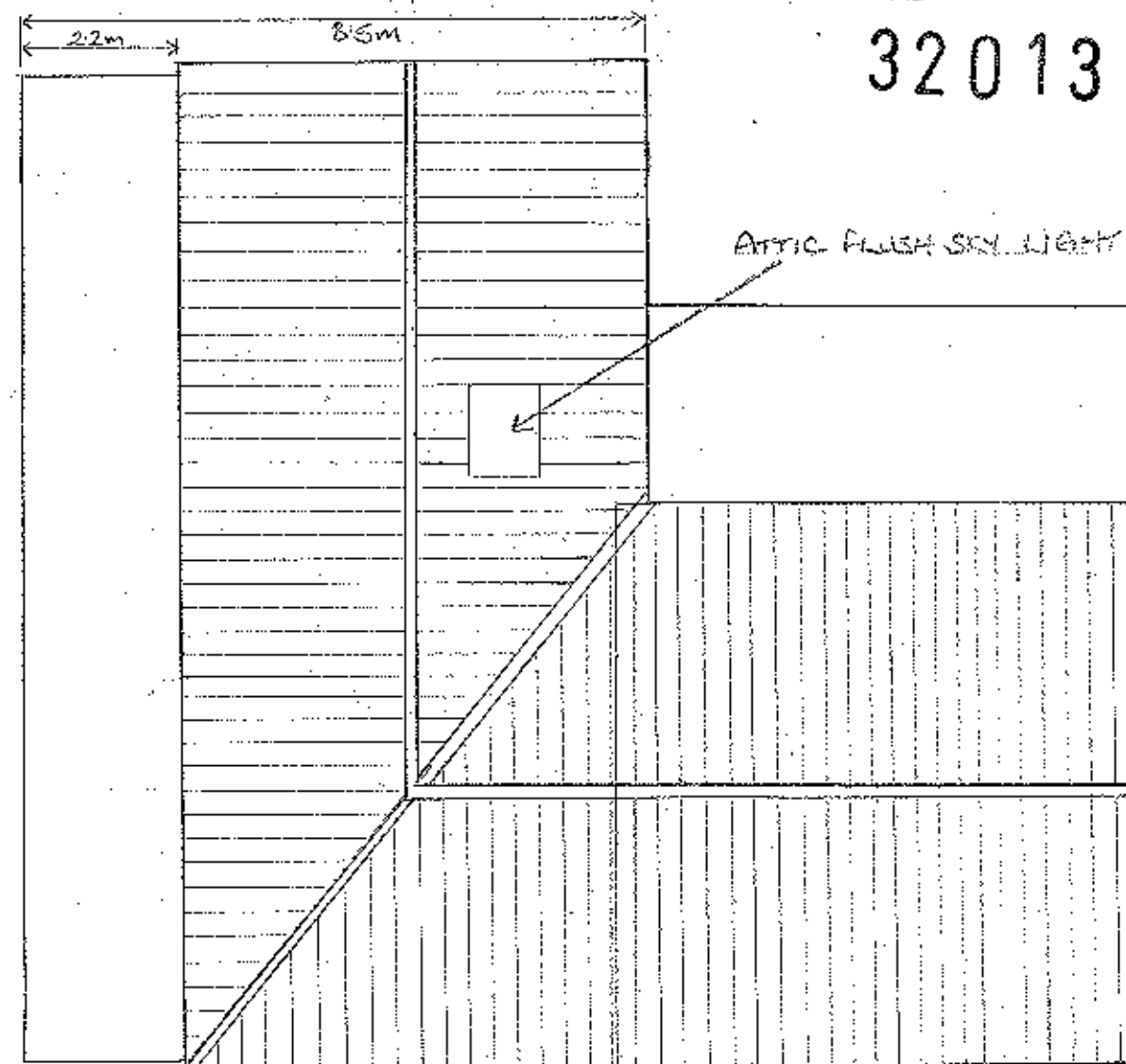
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WINDOWS + DOORS:
UPVC DOUBLE GLAZED

ELEVATIONS: CEMENT
RENDER TO MATCH

EAST SIDE ELEVATION
- CAST STONE
MULLIONS + CILLS

EXISTING + PROPOSED
ROOF AND GROUND
FLOOR PITCHED ROOF
- GREY SLATE ROOF
TILES



PROPOSED
ROOF PLAN

PROPOSED EXTENSION TO: THE (FORMER) POLICE RURAL BEAT HOUSE, PRESTON ROAD, LICHENESTER, PRESTON

SIDE (EAST) ELEVATION + ROOF PLAN - ISSUE 1

SCALE: 1:100

DRAWN BY D. HARRIGAN

SHEET 5 OF 5



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

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MATERIALS: FRONT
AND REAR ELEVATION
EXISTING + PROPOSED:

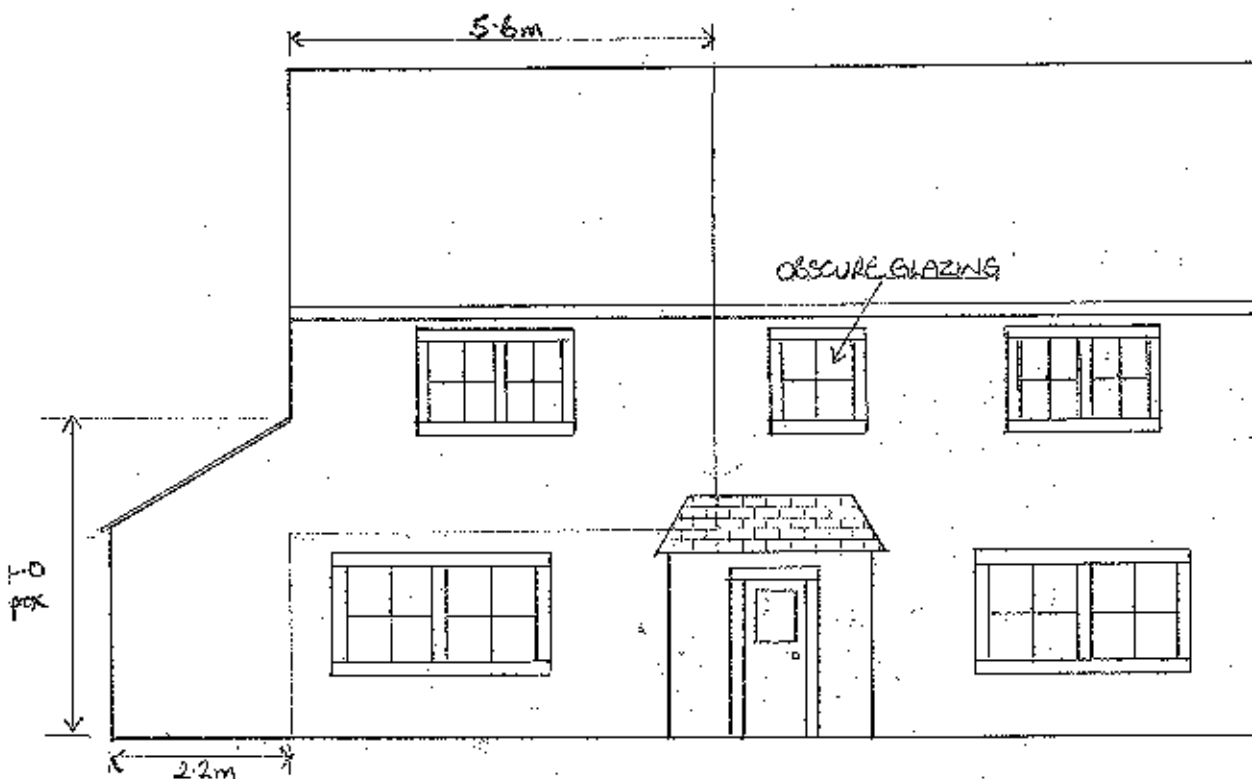
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UPVC DOUBLE GLAZED
FRONT DOOR - HARDWOOD

ELEVATIONS: CEMENT
RENDER TO MATCH

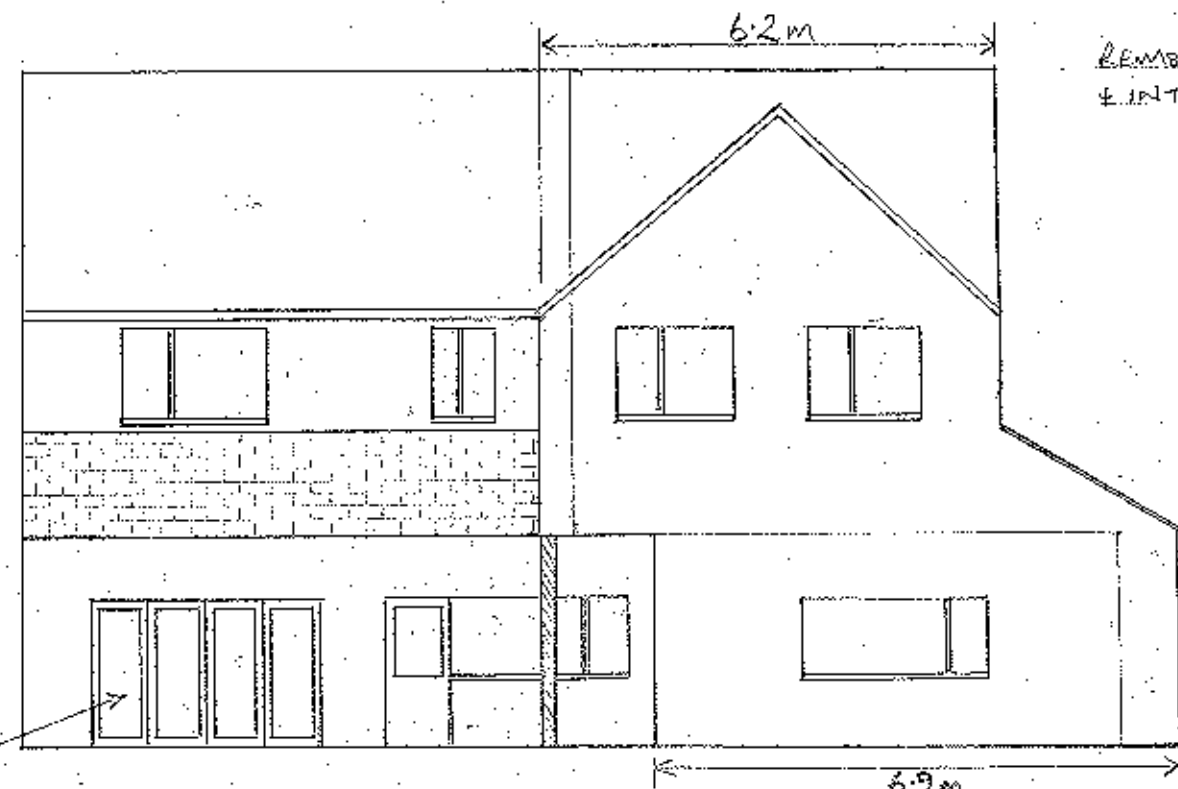
FRONT ELEVATION
- CAST STONE
MULLIONS + CILLS

EXISTING + PROPOSED
SHELF AND GROUND
FLOOR PITCHED
ROOF - GREY SLATE
ROOF TILES

DOUBLE GLAZED ANGLE
DOORS + SIDE PANELS

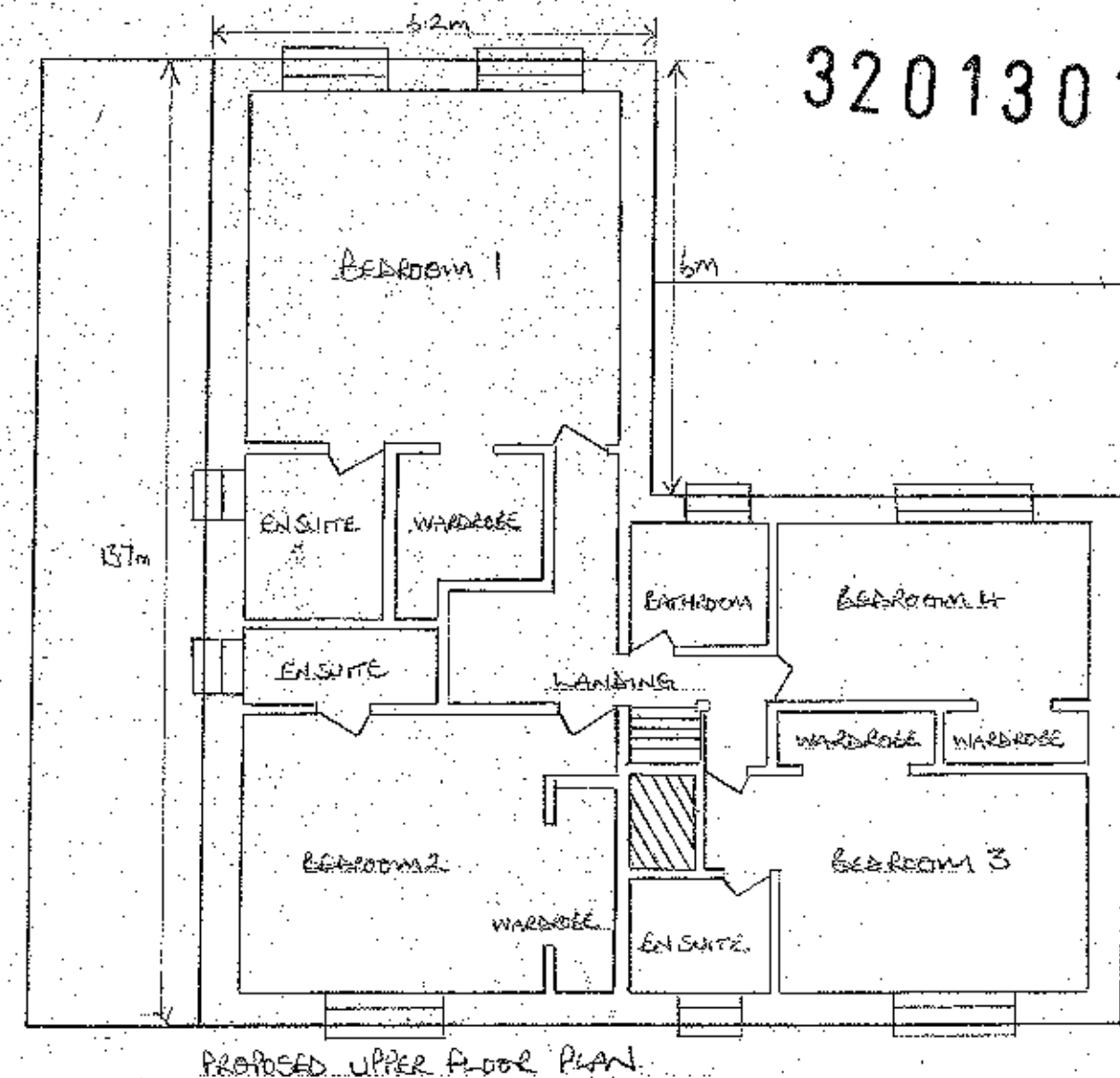
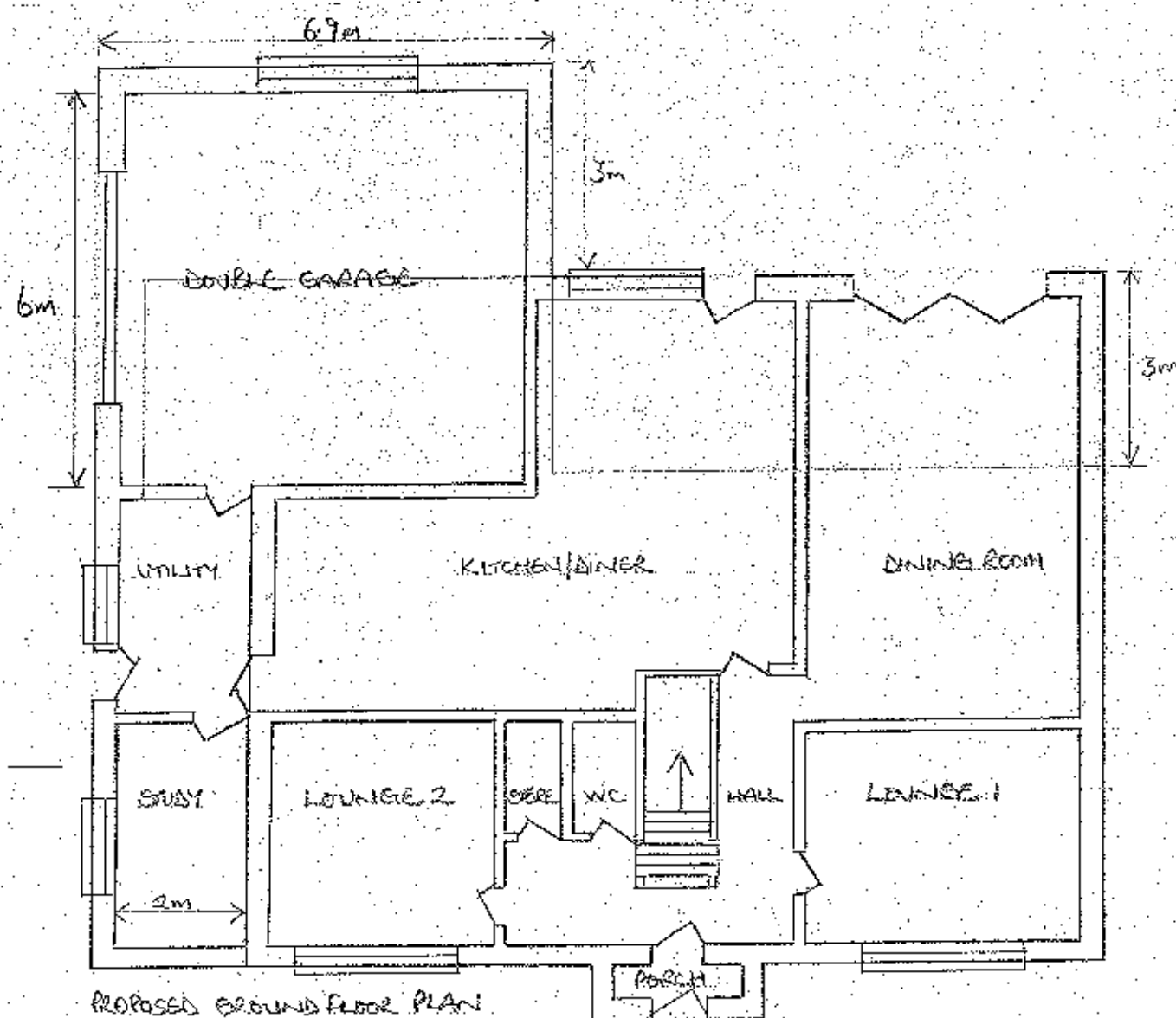
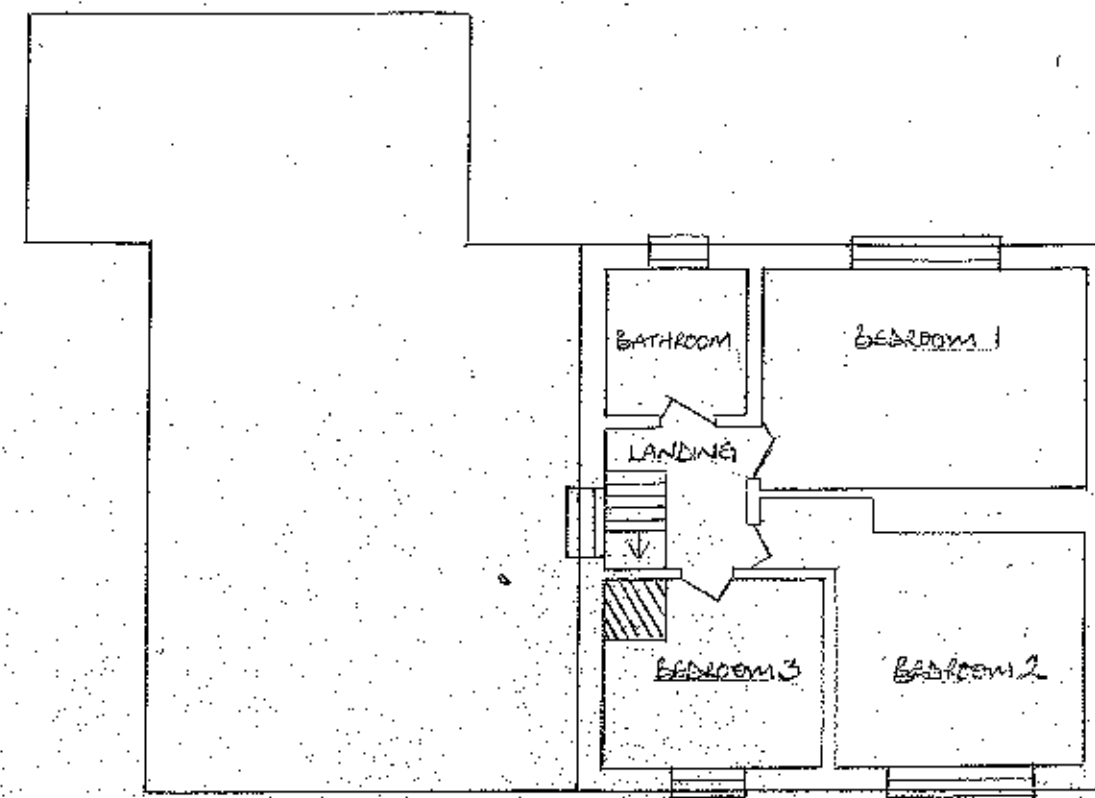
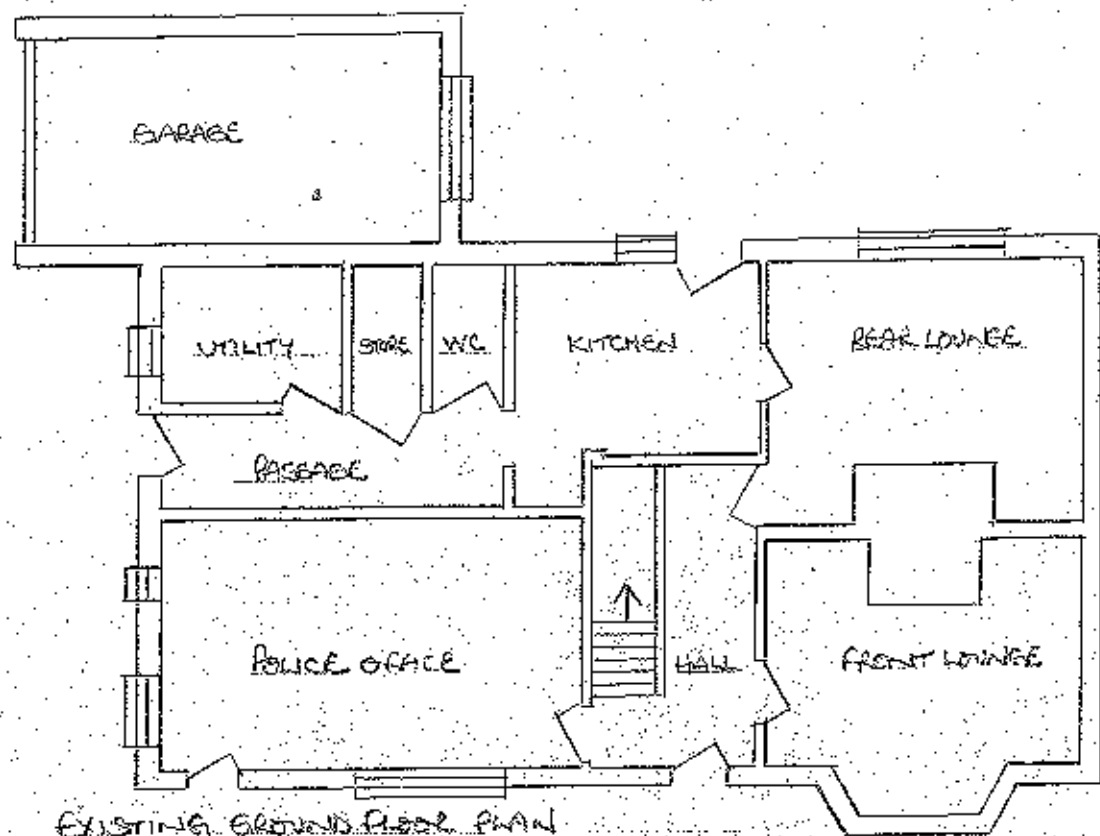


PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

REMOVAL OF CHIMNEY
+ INTERNAL BREAST



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PROPOSED EXTENSION TO: THE (FORMER) POLICE RURAL BEAT HOUSE, PRESTON ROAD, RIBCHESTER, PA33XL

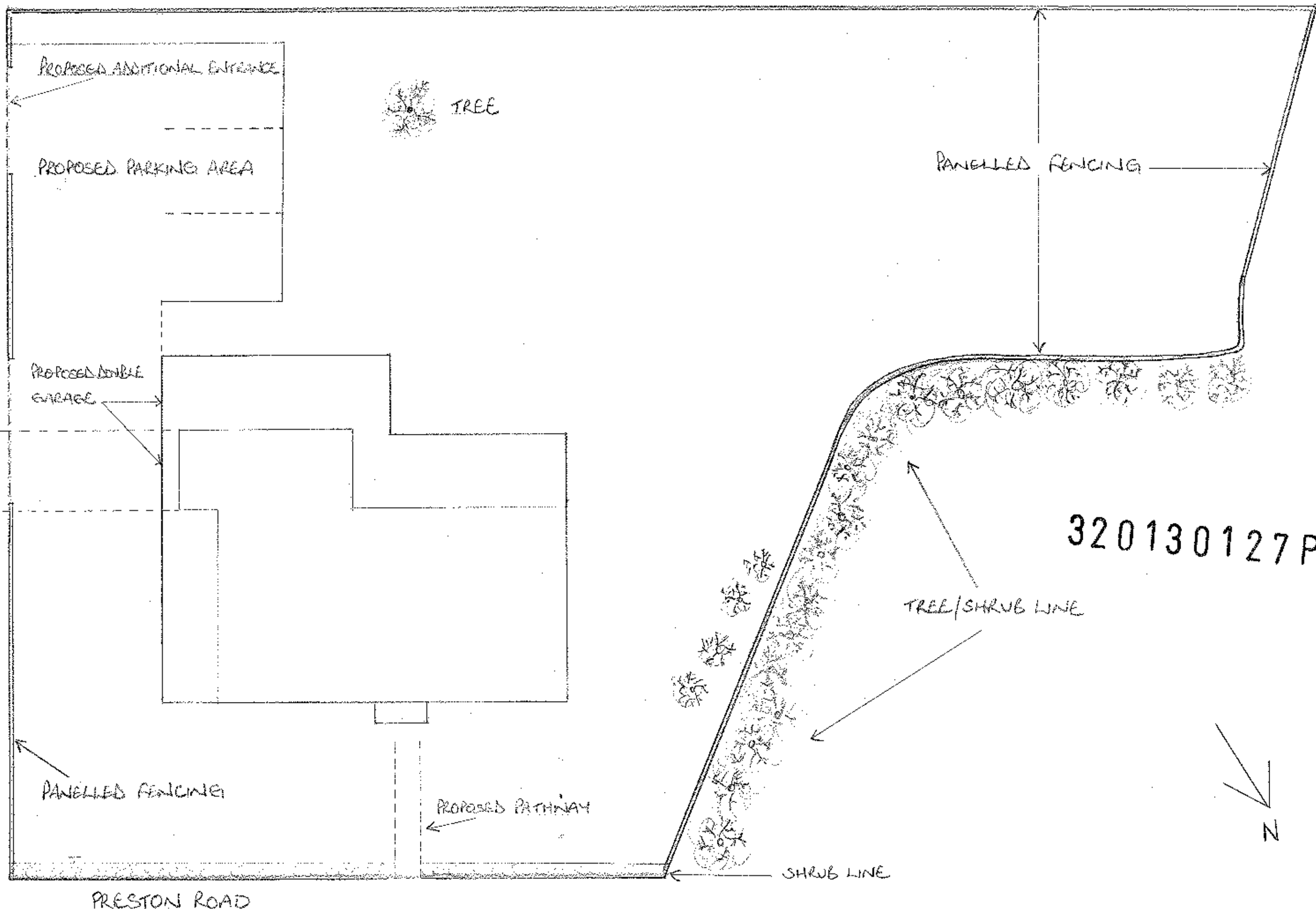
FLOOR PLANS - ISSUE 1

SCALE: 1:100

DRAWN BY: D. HARRICAN

SHEET 3 of 5

MANOR AVENUE



PROPOSED EXTENSION TO: THE (FORMER) POLICE RURAL BEAT HOUSE, PRESTON ROAD, RICHESTER, PR33XL

BLOCK PLAN - ISSUE 1

SCALE: 1:125

DRAWN BY: D HERRIGAN

SHEET 2 OF 5