RIBBLE VALLEY
BOROUGH COUNCIL

For office use only
Application No.
Date received 3/2/13 0 1 4 1 P
Fee paid £ Receipt No:

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

Application for Planning Permission.
Town and Country Planning Act 1990

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

1. Applicant Name, Address and Contact Details

Title: Mr First name: Keir Surname: Powell

Company name

Street address: Eatough's Farm
Fleet Street Lane
Ribchester
Town/City Preston
County: Lancs
Country:
Postcode: PR3 3XE

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
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: Barry Surname: McMahon

Company name: Modulus Associates

Street address: 23 Gleneagles Drive
Brockhall Village
Old Langho
Town/City Blackburn
County: Lancs
Country: UK
Postcode: BB6 8BF

	Country Code	National Number	Extension Number
Telephone number:		01254 240865	
Mobile number:			
Fax number:			

Email address: barry@modulusassociates.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed change of use from barn to dwelling house.
Erection of detached garage.

Has the building, work or change of use already started? (•) Yes ( ) No
If Yes, please state the date when the building, work, or use started: 01/01/2008

Has the building, work or change of use been completed? ( ) Yes (•) No

4. Site Address Details

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

House: | Suffix:

House name: Eatoughs Farm

Street address: Fleet Street Lane

Ribchester

Town/City: Preston

County:

Postcode: PR3 3XE

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

Easting: 362848

Northing: 435755

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):

Officer name:

Title: Mr [redacted] Gareth Surname: Fort

Reference: RV/2012/ENQ/00099

Date (DD/MM/YYYY): 14/06/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Attached as document

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)

Site Plan @ 1:500. Drawing no.1207-01-06

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

3211301 41P

Walls - description:

Description of *existing* materials and finishes:

Random Stone

Description of *proposed* materials and finishes:

Random Stone

Roof - description:

Description of *existing* materials and finishes:

Blue slate

Description of *proposed* materials and finishes:

Blue slate

Windows - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Foiled PVCu or powder coated aluminium to be agreed

Doors - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Foiled PVCu or painted aluminium to be agreed.

Boundary treatments - description:

Description of *existing* materials and finishes:

Mix of random stone walls and hedges.

Description of *proposed* materials and finishes:

Mix of random stone walls and hedges.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Hardcore and cobble setts.

Description of *proposed* materials and finishes:

Hardcore and cobble setts.

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:

1207-01-01/02/03/04/05/06/07.
Design and access statement.
Location Plan.

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	4	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☒ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ◉ Yes ○ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Main sewer
- ☐ Pond/lake
- ☐ Soakaway
- ☒ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

◉ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ○ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Agricultural barn

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

17. Residential Units (continued)

3211301 41P

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

21. Site Area

What is the site area? 940 sq.metres

22. Industrial or Commercial Processes and Machinery

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

None

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

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

○ The agent ◉ The applicant ○ Other person

25. Certificates (Certificate 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: Barry Surname: McMahon

Person role: Agent Declaration date: 17/08/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Barry Surname: McMahon

Person role: Agent Declaration date: 17/08/2012 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 17/08/2012

3211301 41P

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23 Gleneagles Drive, Brockhall Village, Blackburn. BB6 8BF

telephone 01254 240865 mobile 07975 652903 email enquiry@modulusassociates.co.uk

Barn at Eatough's Farm, Fleet Street Lane, Ribchester. PR3 3XE

Heritage Statement to Support Planning Application

Description

The barn is one of a cluster of buildings associated with Eatough's Farm. It is thought that that the structure dates from the same period as that in which the Farmhouse was built (Circa mid 19th Century).

The barn is constructed from local, natural stone under a blue slate roof. It is of a simple design, typical of barns throughout the area, with a dual pitched roof extending at one side over a protruding section containing the full-height barn door opening. Other than the charm of its simplicity, there are no features worthy of note.

There is evidence that the Barn had a Shippon attached to its South facing gable wall, but which now only remains as a low-level wall and foundations.

History

The Farm, with House, Barn and Outbuildings, is shown on the **1892** and **1912** revisions of the 1:2,500 OS plans of the area, but is described as Atckis Farm (it does not appear on the **1847** 1:10,560 OS map but does on the **1894** 1:10,560 OS map). The **1932** and **1967** revisions of the 1:2,500 OS plan show the same footprint of Farmhouse and Barn, but it is now described as Eatoughs Farm and further Outbuildings appear to have been added. The most recent version of the 1:1,250 OS plan (submitted as the Location Plan) shows the Barn without the Shippon.

It is believed that the Farmhouse and Barn were part of a working farm until the early 1980's, after which the Farmhouse became a private residence and the associated buildings fell into disrepair.

Renovation

At some point prior to 25th June 2008, the Barn was completely renovated and re-roofed. This is shown on the attached sales particulars and conveyance document dating from when Mr & Mrs Powell purchased the property. It is believed that the renovation works were carried out in around 2005, although there is no documented evidence.

The nature and quality of the works would indicate that the previous owners had intended to convert the Barn to living accommodation. However, it would appear that they did not apply for Planning Permission for any works or conversion, and there is no indication of whether or not new window and door openings were added during the renovation. The general footprint of the Barn (minus the Shippon) appears to be identical to that shown on the 1892 and 1967 revisions of the OS plan.

A structural assessment has been made by a Chartered Structural Engineer, in which he found that the structure was in good order and required no structural repairs.

Proposals

The Barn currently stands as an empty shell and is used only for storage of general household items. It is proposed to convert the barn to a Dwelling House without altering the footprint or simplicity of the structure.

Clerk copy

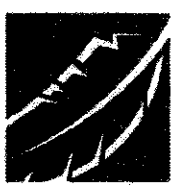
DATED 25 JUNE 2008

3211301 41P

KEIR POWELL AND DIANE POWELL

PURCHASE OF EATOUGHS FARM FLEET STREET LANE RIBCHESTER

INFORMATION AND STANDARD TERMS OF ENGAGEMENT FOR CONVEYANCING AND LEASING TRANSACTIONS



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BD18 3QX

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Ref: SAR/MDF/POW57/2

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telephone 01254 240865 mobile 07975 652903 email enquiry@modulusassociates.co.uk

3/2013/0141/P

Design and Access Statement.
Barn Conversion at Eatough's Farm,
Fleet Street Lane, Ribchester. PR3 3XE

The Site

The site is situated at the end of Fleet Street Lane, Ribchester and comprises a farmhouse, barn and a number of small out-buildings. The total area of land associated with the property is around 1.2 Hectares.

Fleet street Lane is approximately 0.5 miles long and serves 6 properties.

The Buildings

The farmhouse is stone-built and probably dates from the 19th century. It has been extended on three sides with single storey add-ons that appear to date from the 1970s.

The barn has been renovated (around 5 years ago, by the previous owners) and appears to have had additional window openings added during the renovation works. Re-roofing was also carried out at this time.

The 3 detached outbuildings are in various states of repair ranging from derelict to useable.

The Proposals

Barn

It is proposed to convert the existing barn into a dwelling house, comprising 4 / 5 bedrooms. It is proposed to make use of all of the window and door openings that currently exist. It is not known how many openings existed prior to the renovation.

In light of the Pre-application advice received, there is no intention to extend the existing footprint of the barn.

New fences will be erected to divide the barn from the farmhouse and to form an enclosed curtilage separate from that of the farmhouse of around 940 sq.m. (0.094ha)

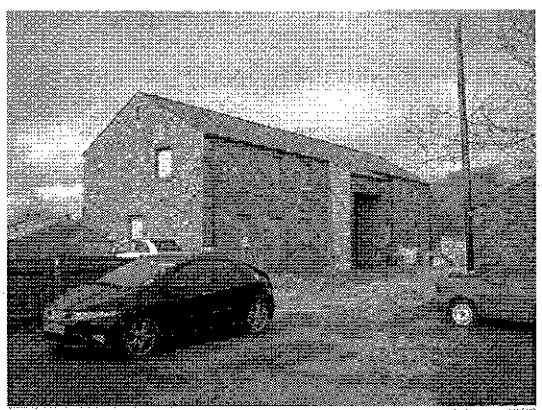
It is also proposed to construct a detached garage for the use of the barn. The existing outbuildings will be demolished to make way for the garage. The new garage will form part of a private South-facing courtyard accessed from the Kitchen.

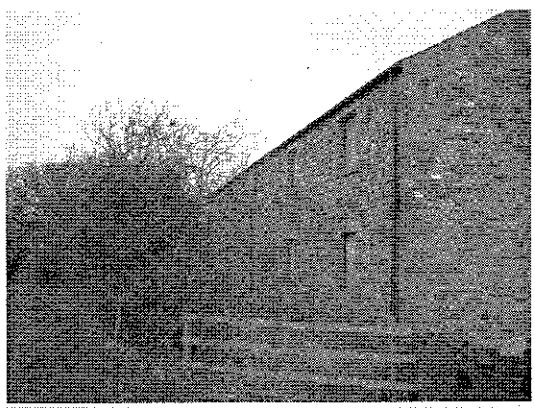
Access

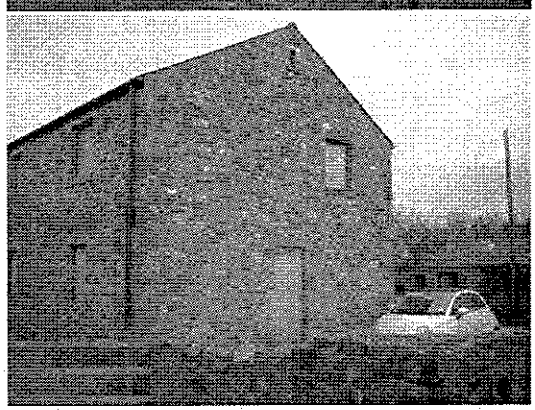
It is proposed to utilise the existing farm entrance to provide vehicular and pedestrian access to the converted barn. A new and separate access will be created to the farmhouse from the farm track extension to Fleet Street Lane. The farm track runs to a dead-end a short distance past Eatough's Farm. This new access will form part of the separate Planning Application for works to the farmhouse.

Barry McMahon 10/08/2012

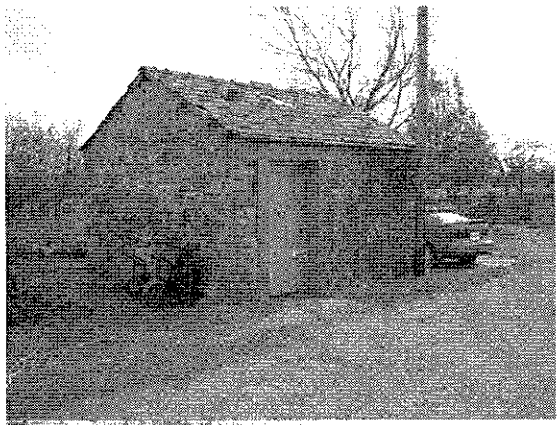
Photographs of the Barn

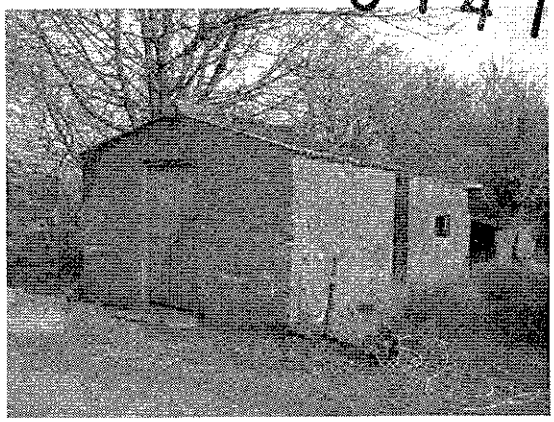


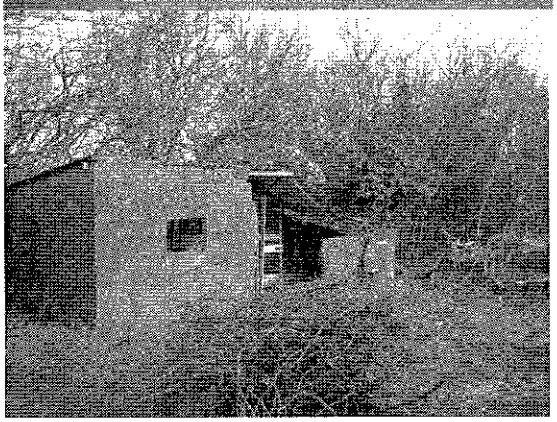




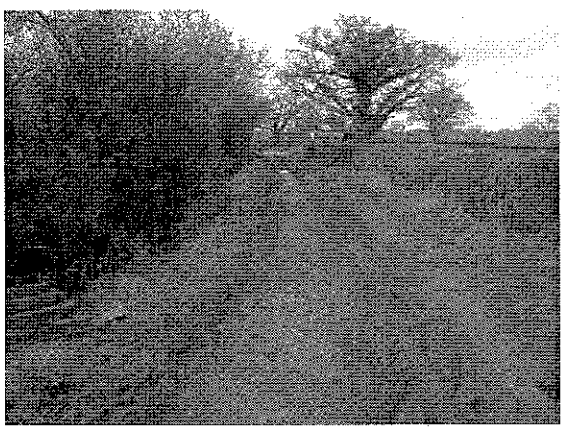
Photographs of the Outbuildings







Photograph of the Farm Track



3211301 41P

WILDLIFE SURVEY FOR BATS AND OWLS

Eatough Farm
Fleet Street Lane
Hothersall
Ribchester
PR3 3EX

Document Reference:

1467

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

BAT AND OWL SURVEY & REPORT

Commissioned By:

Mr B McMahon

Address:

Barry McMahon
Modulus

Tel No:

T: 01254 240865
M: 07975 652903

Instruction Method:

Written

Bat Survey Address;

Eatough Farm
Fleet Street Lane
Hothersall
Ribchester
PR3 3EX

Visit Date/Time:

3rd November 2012 from 10.00 to 16.30 hours

Weather Conditions:

Overcast but dry with a temperature of 10^0C.

Architect

Mr B McMahon

barry@modulusassociates.co.uk

BAT SURVEY & REPORT

Survey Brief

To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.

The report will identify if bats have ever used the buildings at any time, or not as the case may be.

If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Objectives of the report:

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula.

When evidence of bats is found, the report will include recommendations and mitigation to prevent disturbance to bats.

Survey Guidelines

This survey follows guidelines recommended by:

Bat Conservation Trust, The Conservation of Habitats and Species Regulations 2010.

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

JNCC Bat Workers Manual

Daytime Survey Methods

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

Photographs will be taken of the outsides and insides of all buildings and structures, but will only be printed in reports to identify bat related issues.

Ladders will be used to access all parts of buildings for detailed inspection.

An inspection camera with an LCD monitor will be used to examine niches and cavities in structures with limited access.

BAT SURVEY & REPORT

Signs of Bat Use

Evidence of use by bats will include one of the following;

Presence of live or dead bats.

Bat droppings.

Moth and insect wings.

Faint scratch marks on roof timbers.

Grease staining marks on roof timbers.

Odour of bats.

Evening Survey Methods

Detection of the presence of bats is often undertaken at bat emergence time on evenings when bats are likely to be flying.

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

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

A bat detector is used to detect ultra-sound emitted by bats into sounds audible to the human ear from roof areas where human access is limited or impossible.

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

Up to three evening surveys may be necessary on evenings when bats are flying, to confirm the presence or absence of bats.

Dawn swarming surveys may also be implemented to enhance or confirm evidence of bat presence.

Analysis of results

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

If the bat detector detects sonar but the source of the noise remains unidentified, further inspection of the site may be needed.

Bat habits

Bats frequently use the shelter of buildings and trees for feeding.

The presence of feeding bats does not indicate that the roost is close by.

Insects are found at most sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat.

BAT SURVEY & REPORT

Adverse weather

Adverse weather conditions may affect the ability to collect data on night visits.

Cold nights, strong wind or heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited.

Subsequent visits should provide sufficient data and prove positive or negative results.

Surveying Equipment

Million candle power re-chargeable torches.

Petzl headlamp torches.

A variety of folding aluminium ladders.

10 x 43 Hawke binoculars.

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

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

Telescopic inspection mirrors, large and small.

Endoscope inspection Camera with LCD Monitor

Panasonic Lumix TZ20 camera

Limitations of the report

The aim of the survey is to prove use by bats, but does not guarantee their absence.

Surveys undertaken when bats are hibernating will have to be re-assessed during summer months when bats are most active.

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

A bat detector will be used in all cases but daytime visits may only produce limited success.

When buildings are inspected during winter months, a bat detector will have very limited results.

Buildings with no signs of bats on the date of the survey may be used by individuals or small numbers of bats, in subsequent months or years.

Small bats, like pipistrelles, may leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Survey Methods

All areas of all the buildings were accessible for inspection.

All holes, cracks and holes that could be used by bats were examined with an endoscope camera and viewed on the LED monitor.

Ladders were used to reach all areas both outside and inside the roof and surrounds.

Small holes covered with spider's webs were not examined with the camera and monitor.

Buildings

The buildings were surveyed in a clock wise direction when entering through the main gate.

Building No I

Location

This building is located next to the left gate post

Description

This is a single storey store with an apex roof covered with corrugated sheeting.

Built of brick, the building has been rendered and pebble dashed.

Inside, the ceiling has no lining.

The building and roof is in an average condition

Bat use potential

Access into the building could be through gaps between the roof sheets and the timber batons that secure them, and through broken windows.

Findings

A thorough search could find no holes or apertures occupied by bats.

There was no evidence of droppings or other clues that could confirm any previous use by bats.

Suitability for Bats

Though there is easy access for bats into the building, I do not consider the building as suitable bat habitat

Conclusions

A lack of evidence indicates that bats do not use the building.

BAT SURVEY & REPORT

Building No 2

Location

This building butts up to the gable end of the previous structure with a six feet gap between the two.

Description

This single storey store is built of concrete blocks. The single span roof is covered with corrugated sheeting with no lining to the underside.

The building is open fronted and the far gable has collapsed taking the roof with it

Bat use potential

There is open access into the building through the open frontage.

The concrete blocks do not provide any access for bats and with no lining to the inside of the roof there are no access places that could provide suitable refuges for bats.

Findings

Inspection of any nooks and crevices with the camera and monitor found no evidence of bats.

Suitability for Bats

Though there is easy access for bats into the structure, I do not consider this building as suitable bat habitat

Conclusions

No evidence of bats occupying the building could be found.

Building No 3

Location

This building is situated on the left of the access drive, beyond building No 1.

Description

This single storey store is built of stone with an apex roof covered with slate.

There is no lining to the underside of the roof.

Bat use potential

There are access points through gaps where the mortar has fallen out of the stonework.

There are also gaps between slates and around the door that could provide bat access points

BAT SURVEY & REPORT

Building No 3

Findings

Inspection of all nooks and crevices with the camera and monitor found no evidence of bats.

Suitability for Bats

This building has the potential to provide a suitable habitat that could be used by bats.

Conclusions

Despite a careful examination, no evidence of bats could be found to the outside or inside of the building.

Building No 4

Location

This building is the main farmhouse sited directly ahead when entering the main gates.

Description

This building is a stone built two storey residence with two single storey extensions to the north and west and a small porch to the south.

The house and porch both have an apex roof whilst the extensions have a single spanned roof.

All roofs are covered with slate with underfelt used inside the attic.

Bat use potential

The building is maintained to a high standard with no visible access points.

Findings

Inspection of the outside of the property was done with an extension ladder but no bat access points could be found.

Inside the property, the attic was carefully examined but failed to show any signs of bats ever having occupied the area.

Suitability for Bats

With no access into the structure, the property is considered not suitable as a bat refuge site

Conclusions

No evidence of bats occupying the building could be found.

BAT SURVEY & REPORT

Building No 5

Location

This building is the former barn to the right when entering the main gates.

Description

This building is a stone built two storey structure with an apex slated roof. There is no door and the windows have been boarded up.

Inside, concrete blocks have been used to build a cavity wall and to create a cavity.

The roof has been re-newed using a truss roof system with new underfelt added.

The building is in good condition with no holes suitable for bats on the outside or inside of the walls.

The roof was good to survey because there is no upper floor and the trusses and rafters are clearly visible from the ground floor.

Bat use potential

The building has free access through the main door for any mammal or bird that wishes to enter.

Close inspection revealed that there are no bat access points between the wall and the roof to the outside of the building, and internally the cavity wall is sealed at the top.

Findings

Inspection of the outside of the property was done primarily with an extension ladder and then with torch and binoculars but no bat access points could be found.

Suitability for Bats

With open access into the structure, it is possible that bats could forage inside the building and it be used as a refuge.

A careful search however could find no evidence of bats being inside the property.

Conclusions

No evidence of bats using or occupying the building for refuge or roosting could be found.

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to redevelop the site and demolish the derelict buildings

Site Description

The buildings were all once part of a farm and are situated on a flat and fairly exposed site.

The buildings are surrounded by agricultural land divided by hedgerows with mature hardwood trees.

Other working farms are visible in different directions.

Survey Results

Though the survey was conducted after most bat roosts would have dispersed, the use of the endoscope proved invaluable for examining small cavities that could have been used by bats.

Despite careful searching, the survey found no evidence of bats in any of the buildings.

Importance of the Site

The buildings being surveyed were all closely examined for evidence of use by bats.

No evidence of occupation by bats for roosting, refuge or hibernation could be found

Conclusions

The survey could find no evidence of previous or present occupation by bats in the any of the buildings.

Mitigation and Enhancement

No bat mitigation or bat habitat enhancement is required..

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *22nd November 2012*

SURVEYOR'S DETAILS

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

BAT LEGISLATION AND RECOMMENDATIONS

Bats and the Law

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

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

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

Need for a Survey

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

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

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

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

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

How to proceed if bats are found

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

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

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

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

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

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

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

BAT LEGISLATION AND RECOMMENDATIONS

General recommendations:

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

1. Bats may use buildings at any time of the year for feeding or refuge.

2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.

3. Care must be taken when removing existing roof beams and associated stonework.

4. During completion of roof works, bat access points may be built into the new structure.

5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.

6. When hibernating, bats become torpid and appear lifeless, do not assume they are dead. It may take up to two hours before a bat has warmed up sufficiently to be able to move or fly.

7. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

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

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

BARN OWL SURVEY & REPORT

Survey Brief:

To inspect buildings and identify if barn owls have ever used any of the buildings at any time and compile a report of the survey prior to a Planning Application being submitted.

Barn Owl Legal Protection

Barn owls are protected under the Wildlife and Countryside Act 1981.

The Conservation of Habitats and Species Regulations 2010.

Countryside & Rights of Way Act, 2000.

Objectives of the report:

To thoroughly inspect all buildings, and record findings which indicate that barn owls have been present and make suitable recommendations when barn owls are found to be present.

Limitations of the report:

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

Survey Details

The purpose of the survey is to look for evidence that barn owls use, or have used the buildings for resting, feeding or nesting.

Evidence of use by owls will include the following;

White streaks down roof timbers and walls

Barn owl pellets, new and old

Barn owl feathers

Signs of nest

Access for barn owls

Surveying Equipment

Re-chargeable torch 1 million candlepower.

10 x 43 Hawke binoculars,

Petzl headlamp torches.

A variety of folding aluminium ladders.

Panasonic Lumix TZ20 camera

BARN OWL SURVEY & REPORT

Site Description:

The buildings were all once part of a farm and are situated on a flat and fairly exposed site.

The buildings are surrounded by agricultural land divided by hedgerows with mature hardwood trees.

Other working farms are visible in different directions.

Survey Methods

The buildings were inspected, looking for signs of use by barn owls, as mentioned above, using ladders for access and torch and binoculars when required

Barn Owl Potential

The house is a sealed unit with no access but the large barn and small out- buildings have open access and could be used by barn owls.

Survey results

		YES	NO
External:	White streaks down roof timbers + walls		✓
	Owl pellets		✓
Internal:	White streaks down walls		✓
	Owl pellets new		✓
	Owl pellets old		✓
	Owl feathers		✓
	Signs of nest		✓
	Access for owls		✓

Comments:

No evidence of barn owls using any of the buildings could be found.

Importance of the site

The site has no special wildlife importance for Barn Owls.

Conclusion:

Barn owls do not use the buildings

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed: *Denis Lambert*

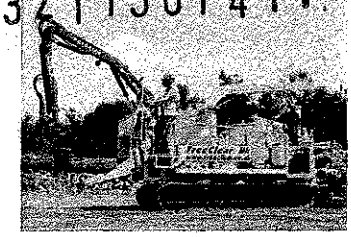
Dated: *22nd November 2012*

TreeClear Uk Ltd

Tree Surgery & Site Clearance Specialists

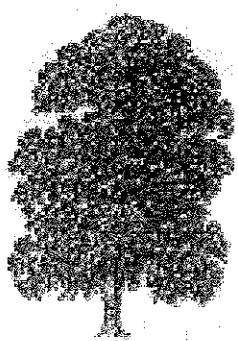
Spout Farm, Preston Road, Longridge, Preston, Lancashire PR3 3BE

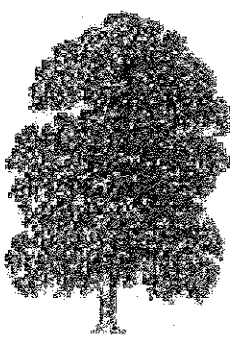
Tel: 01772 783322 **Fax:** 01772 785877 **Web:** www.treeclear.co.uk

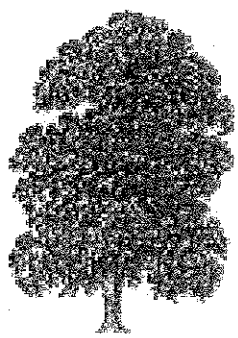


TREE REPORT

Eatough Farm
Fleet Street Lane
Hothersall
Ribchester
PR3 3EX







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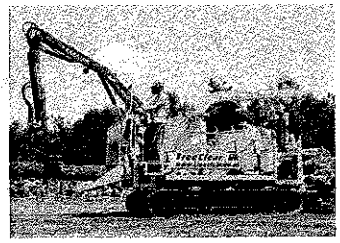

TREE REPORT

Commissioned By:

Mr B McMahon

Address:

Barry McMahon
Modulus

Tel No:

T: 01254 240865
M: 07975 652903

Instruction Method:

Written

Survey Address;

Eatough Farm
Fleet Street Lane
Hothersall
Ribchester
PR3 3EX

Visit Date/Time:

7th December 2012

Weather Conditions:

Overcast but dry with a temperature of 8^0C.

Architect

Mr B McMahon

barry@modulusassociates.co.uk

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Spout Farm, Preston Road, Longridge, Preston, Lancashire PR3 3BE
Tel: 01772 783322 **Fax:** 01772 785877 **Web:** www.treeclear.co.uk

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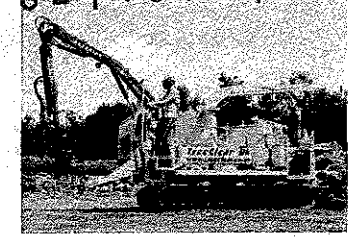

OBJECTIVES OF THIS REPORT

1. **TO IDENTIFY BY MEANS OF A SITE PLAN THE POSITION OF SPECIFIC TREES OUTLINED WITHIN THIS REPORT.**

2. **TO LIST THE RELEVANT DETAILS OF EACH TREE E.G. CLASS, SPECIES, AGE AND SIZE.**

3. **TO LIST THE PHYSICAL CONDITION OF EACH TREE.**

4. **TO MAKE RECOMMENDATIONS FOR WORK REQUIRED TO IMPROVE TREE HEALTH, SAFETY AND REDUCE LIABILITY**

5. **TO ASSESS THE POSSIBLE EFFECTS THE TREES AND ROOTS ARE HAVING OR COULD HAVE IN THE NEXT FIVE YEARS ON ADJACENT STRUCTURES OR BUILDINGS.**

6. **TO INCLUDE MANAGEMENT RECOMMENDATIONS TO REMOVE OR REDUCE LIABILITY.**

7. **TREES AND SHRUBS NOT INCLUDED IN THE INDIVIDUAL LISTS AND THEREFORE NOT SHOWN ON THE PLAN, HAVE NO LIABILITY TO ANY PROPERTY AND ARE OUTSIDE THE OBJECTIVES OF THIS REPORT.**

This report is based on recommendations advised in BS 5837: 2005 Trees in relation to construction

Individual tree characteristics, defects and liability are coded alphabetically. Please see Appendix 1 for descriptions and values.

All work is carried out in accordance with BS 5837 2005: Tree Survey Assessment methods and trees evaluated using standard Safe Useful Life Expectancy categories.

Consideration has also been given to water demand and zone of influence to examine the indirect action of trees on structures. *NHBC Standards Building near trees Chapter 4.2*

Qualified, certificated and experienced personnel must carry out remedial work in accordance with BS 3998 Pruning of Trees.

Attention is drawn to the following statutory regulations: the Town and Country Planning Act 1990 (as amended) [1], the Forestry Act 1967 (as amended) [2], the Wildlife and Countryside Act 1981 (as amended) [3], the Conservation (Natural Habitats etc.) Regulations 1994 [4], the Countryside and Rights of Way Act 2000 [5], the Hedgerows Regulations 1997 [6], the Construction (Design and Management) Regulations (CDM) [7] and the Environment Act 1994 (as amended) [8].

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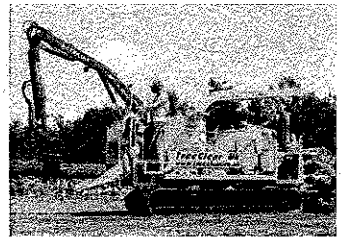

TREE REPORT

TREE NO:	T1	T2	T3	T4	T5	T6
SPECIES:	Horse Chestnut	Cherry	Holly	Apple	Holly	Apple
HEIGHT in metres:	10	9	7	6	5	5
CIRCUMFERENCE in mm:	140	96	68+60	66	78	90
FORM:	A	A	A	A	A	A
CROWN CLASS:	C	A	A	A	A	A
AGE CLASS:	B	B	B	B	B	B
FOLIAGE DENSITY:	-	-	A	-	A	-
CROWN SPREAD: in metres:	10	8	6	8	4	7
PREVIOUS WORK:	A	A	B	B	A	B
SUSPECT ROOTS:	A	A	A	A	A	A
FUNGUS:	A	A	A	A	A	A
BUTTRESSES:	A	A	A	A	A	A
CAVITIES:	A	A	A	A	A	A
CRACKS / SPLITS:	A	A	A	A	A	A
DECAY:	A	A	A	A	A	A
DEADWOOD:	A	A	A	A	A	A
LIFE EXPECTANCY:	A	A	B	B	B	A
FAILURE RISK:	A	A	A	A	A	A
STABILITY:	A	A	A	A	A	A
LIABILITY:	A	A	A	A	A	A

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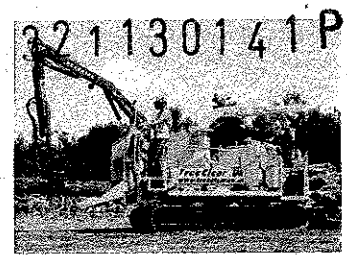

Tree Groups

Hedge 1
This hedge forms the boundary of the property to the lane beyond the main gates.
Species include: Hawthorn, Blackthorn, Holly, Cherry, Oak, Hazel, Privet, Elderberry and Ivy.
This hedge has been maintained on the roadside where it hangs over a ditch. The other side of the hedge forms the boundary to trees included in Group 1

Hedge 2

This hedge forms the northerly boundary between the barn and the agricultural land beyond.
Species include; Hawthorn, Blackthorn, and Ash.
This hedge has been cut and maintained for many years.

Group 1

This group of trees forms a small triangular block behind the roadside hedge.
Species include: Hawthorn, Blackthorn and Elderberry.
Most are young plants and have suckered from plants in the hedge.
Though they have never been managed, they create a good thicket and an excellent refuge for wildlife.

TREE HEALTH AND LIABILITY RECOMMENDATIONS

CONCLUSIONS

Trees

All trees inspected were healthy and had no liability to any of the buildings.

No work is needed on any of them.

Hedges

Hedges have been maintained as required on a regular basis and do not require any remedial work.

Groups

The group of trees are all self sown or layered and though no management has been undertaken, this copse provides an excellent habitat and refuge for wildlife.

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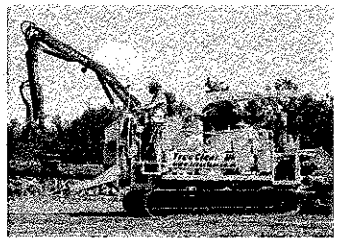

LIMITATIONS TO THIS REPORT

1. This report is valid for a period of 2 years only.

2. This survey and inspection has been conducted visually from ground level only.

No soil inspection or analysis has been undertaken.

3. All trees requiring remedial work will need to be checked with the Local Planning Authority to ascertain whether they are covered by either a Tree Preservation Order or are within a Conservation Area.

4. The liability of any tree to the property will be removed or reduced providing the recommendations are undertaken within the given timescale. On-going remedial works must be implemented within the dates specified. This report is invalidated if these dates are exceeded.

5. Recommendations must be carried out as stated. If the extent of the work is exceeded, then this report is invalidated.

6. Trees adjacent to drains may need a drains specialist to inspect and report for damage and root ingress.

7. A separate report to assess possible structural defects to the property may also be required.

This tree assessment assumes normal growth patterns under normal weather conditions. Abnormal growth or severe weather may create problems outside the scope of this report.

Trees are living organisms and as such may succumb to viral, bacterial, fungal or pest infestations. Solutions to some of these problems may be administered before the tree(s) are completely infected. Diseases like Phytophthora can cause a sudden and irreversible deterioration in many plant species.

Trees, which require "monitoring", must be re-assessed within 2 years to evaluate their progress or deterioration.

Author: Denis Lambert

Signed: D. G. Lambert

Date: 12/1/2013

TreeClear Uk Ltd

Tree Surgery & Site Clearance Specialists

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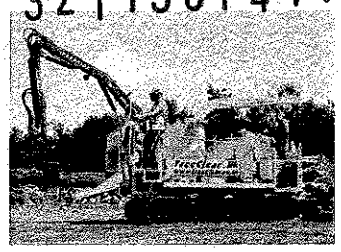

APPENDIX 1:

TREE ANALYSIS CODES

TREE FORM	A	=	Symmetrical
	B	=	Minor symmetry
	C	=	Major symmetry
CROWN CLASS	A	=	Dominant / Co Dominant
	B	=	Intermediate
	C	=	Suppressed
AGE CLASS	A	=	Young
	B	=	Mature
	C	=	Late mature, Senescent
FOLIAGE DENSITY	A	=	Normal
	C	=	Sparse
DEFECTS	A	=	None
	B	=	Minor
	C	=	Major
PREVIOUS WORK	A	=	None
	B	=	Minor
	C	=	Major
SAFE USEFUL LIFE EXPECTANCY (S.U.L.E.)	A	=	Long - 40 years
	B	=	Medium - 15 - 40 years
	C	=	Short - 5 - 15 years
	D	=	Remove - up to 5 years
FAILURE RISK ASSESSMENT	A	=	No hazard
	B	=	Hazard (within 12 months)
	C	=	Major hazard (immediate)
LIABILITY	A	=	None
	B	=	Minor
	C	=	Major

The above failure risk assessment values apply to ALL DEFECTS.

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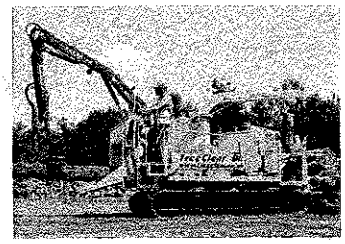

APPENDIX 2: Safe Useful Life Expectancy Category Descriptions (S.U.L.E.)

A.) **Long SULE:** Trees that appear to be retainable with an acceptable level of risk for more than 40 years.

(1) Structurally sound trees located in positions that can accommodate future growth.
(2) Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
(3) Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

B.) **Medium SULE:** Trees that appear to be retainable with and acceptable level of risk for 15 to 40 years.

(1) Trees that may only live between 15 and 40 more years.
(2) Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
(3) Trees that may live for more than 40 years but would be removed for safety or nuisance reasons.
(4) Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.

C.) **Short SULE:** Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years.

(1) Trees that may only live between 5 and 15 more years
(2) Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
(3) Trees that may live for more than 15 years but would be removed for safety or nuisance reasons.
(4) Storm damaged or defective trees that require substantial remedial tree surgery to make safe, and are only suitable for retention in the short term.

D.) **Remove:** Trees with a high level of risk that would need removing within the next 5 years.

(1) Dead trees.
(2) Dying or suppressed and declining trees through disease or inhospitable conditions.
(3) Dangerous trees through instability or recent loss of adjacent trees.
(4) Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.
(5) Damaged trees that are clearly not safe to retain.
(6) Trees that will become dangerous after removal of other trees for the reasons given in (1) to (5).

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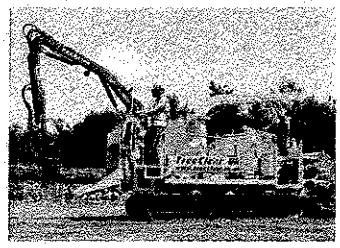

BS 5837 TREE SURVEY ASSESSMENT METHOD

INDIRECT ACTION OF TREES ON STRUCTURES

This report includes an indication on the possible damage to structures assessed by each tree's "water demand" and its "zone of influence" (the approximate area that may be affected) and is also based on the height each tree may ultimately attain.

This area is quite complicated but relevant sections of the BS 5837 are included to help explain the effects that trees can have on structures and particularly, foundations.

10.3 Indirect action of trees on structures

10.3.1 On clay soils, trees need special consideration. Clay soils subject to changes in moisture content will undergo volumetric changes, shrinking when they dry and swelling when they re-hydrate. Such changes occurring below foundation level will cause movement of the foundations, which can result in damage to the structure. Prediction of the likely amount of movement is complicated, as it depends on the potential shrinkability of the clay, the ability of the tree to dry the soil, surface and subsurface drainage patterns, and on weather conditions.

10.3.4 More than 99% of water absorbed by trees is lost from the leaves. In winter, when deciduous trees are not in leaf, there is negligible loss. During the summer, when the tree is in leaf and losing water, the soil progressively dries, and in winter the reverse process occurs and the soil re-hydrates. In clay, this seasonal fluctuation in moisture content will induce shrinking and swelling of the soil. To avoid damage caused by these movements, structures should either be able to tolerate the movement, or should be founded below the level of moisture content change.

10.3.5 Trees differ in the depth and extent of their root system and in efficiency at abstracting moisture from the soil. The species, which are likely to cause the deepest and most extensive effects, are poplar, elm, oak and willow. Other species usually have a markedly less effect.

TreeClear Uk Ltd

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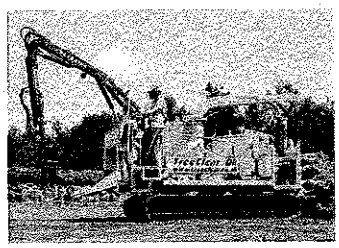
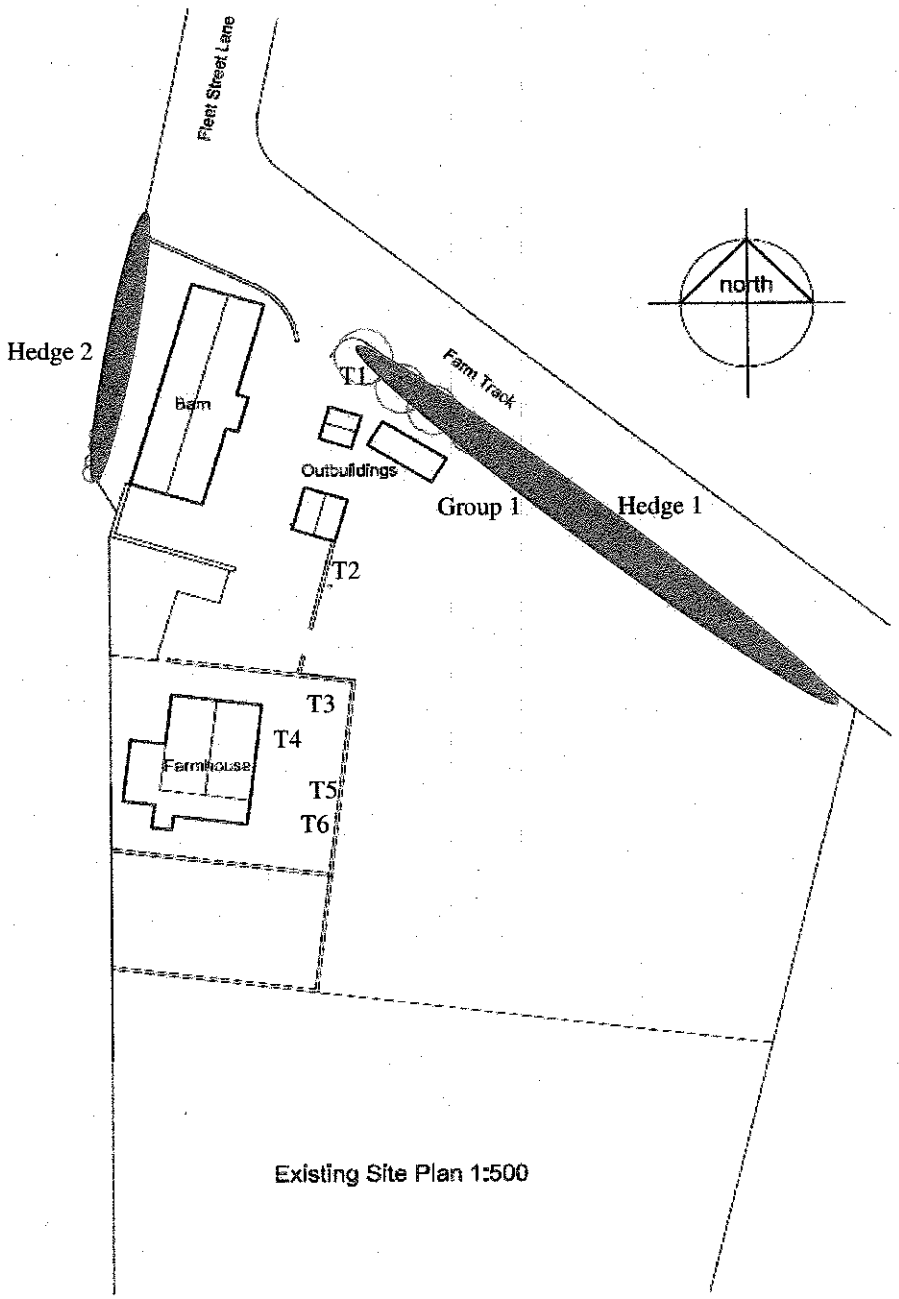


SITE PLAN



Existing Site Plan 1:500

Eatoughs Farm • Fleet Street Lane • Ribchester

Dewhurst Homes Local Estate Agent