

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	D	Surname:	Webb
Company name:					
Street address:	Green End		Country Code	National Number	Extension Number
	Sawley Road		Telephone number:		
			Mobile number:		
Town/City:	Grindleton		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	BB7 4RS				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Dougias
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A Whalley Road		Country Code	National Number	Extension Number
			Telephone number:	01200 425051	
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	BB7 1AW		judith@jdixontownplanners.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Single storey rear extension

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:	Green End Croft		
Street address:	Sawley Road		
	Grindleton		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4RS		

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

Easting:	377307
Northing:	446741

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle
access proposed to or from
the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian
access proposed to or
from the public highway?

☐ Yes ☒ No

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

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

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

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

☐ Yes ☒ No

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

☒ The agent ☐ The applicant ☐ Other person

11. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Random stone and render

Description of *proposed* materials and finishes:

Random stone and render

Roof - description:

Description of *existing* materials and finishes:

Blue slate

Description of *proposed* materials and finishes:

Blue slate

11. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

White upvc

Description of *proposed* materials and finishes:

white upvc

Doors - description:

Description of *existing* materials and finishes:

Light brown upvc

Description of *proposed* materials and finishes:

Light brown upvc

Boundary treatments - description:

Description of *existing* materials and finishes:

Low stone walls with flat copings

Description of *proposed* materials and finishes:

None proposed

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac surface

Description of *proposed* materials and finishes:

No alteration proposed

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:

Planning Statement

Bat Survey

Location plan, site plan existing and proposed plans and elevations ref 12/2052/1

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

13. Declaration

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

☒ Date

PLANNING STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR A SINGLE STOREY EXTENTION AT GREEN END CROFT, SAWLEY ROAD GRINDLETON BB7 4RS

1 LOCATION

- 1.1 Green End Croft is to the north of Sawley Road within a group of properties including Green End, The Croft, Friends Cottage, The Friends Meeting House, and Green End Cottage. Green End, The Friends Meeting House and Friends Cottage are grade 2 listed buildings. This group forms part of a wider group of dwellings along Sawley Road. Green End Croft is a detached bungalow to the east of Green End and was formerly the annex to this property. The front of the bungalow faces west and has the entrance door within a porch. Adjacent to the north side elevation is a retaining wall supporting a banking with trees at a higher level. The area in front of the dwelling is laid with tamac and is used as the parking area to the bungalow. This is reached along a long drive from Sawley Road.
- 1.2 Green End Croft is within an Area of Outstanding Natural Beauty as defined in the Ribble Valley Districtwide Local Plan. Green End is within Sawley Conservation Area but Green End Croft is outside the conservation area.

2. PROPOSED DEVELOPMENT

- 2.1 Green End Croft has overall measurements of 7.4m by 12.4m. On the ground floor there is a porch and w.c., lounge, kitchen, utility and bedroom with en-suite and at first floor within the roof space are two en-suite bedrooms. The proposed single storey extension will project from the rear of the building by 4m and cover the rear of the building which is 12.4m. The roof of the extension is covered by two double pitched roofs at right angles to the main ridge. The extension will be constructed in materials to match the existing buildings.

3. ASSESSMENT

- 3.1 The site is within the Forest of Bowland Area of Outstanding Natural Beauty, policy ENV1 of the adopted Ribble Valley District Wide Local Plan (aRVDWLP) is relevant. Other policies relevant to this proposal are G1 Development Control, which sets out various criteria which must be met in all development proposals, and H10

Residential Extensions. Also of relevance is the Councils Supplementary Planning Guidance: Extensions and Alterations to Dwellings and the permitted development rights detailed in the General Permitted Development Order 2008

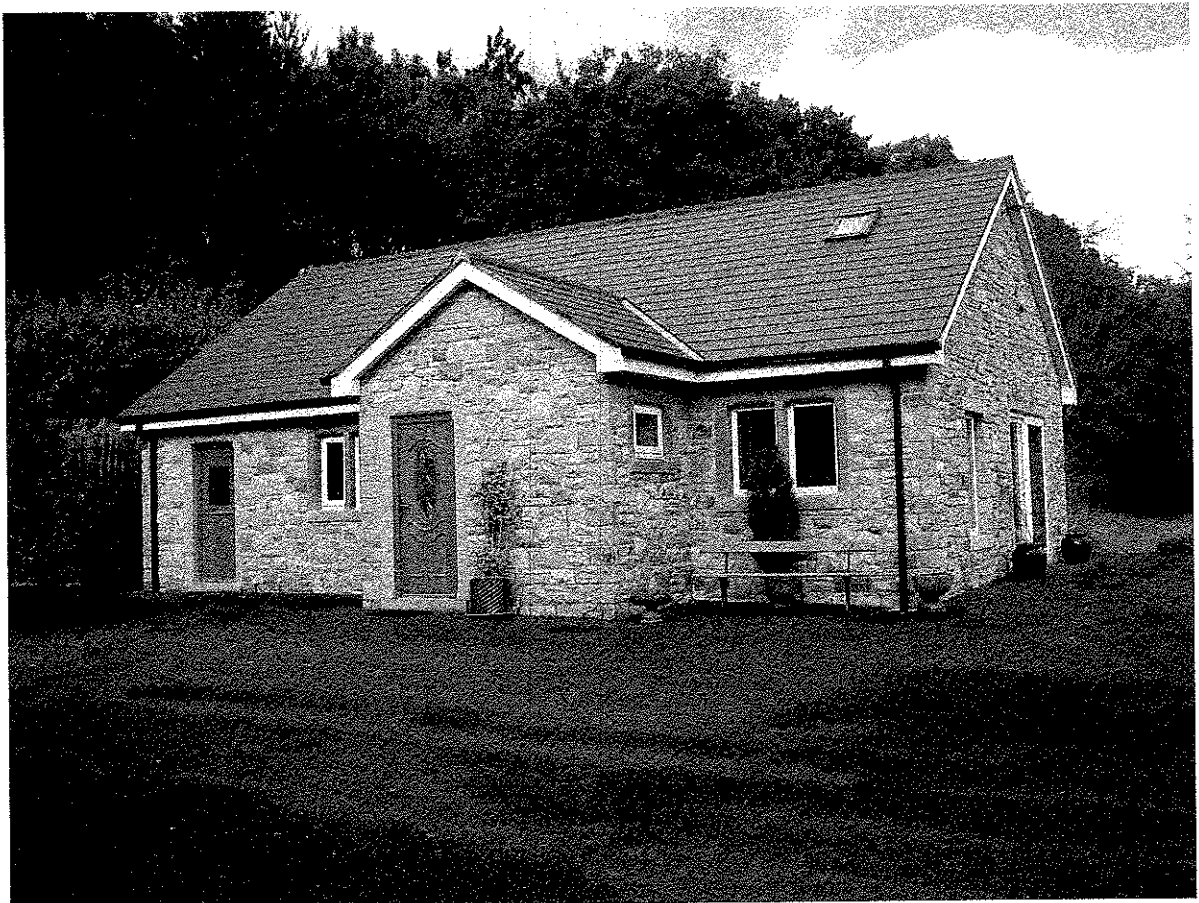
4. SITE HISTORY

- 4.1 3/2004/1184 Adaptation of existing garage to form granny annex Approved with conditions and subject to a section 106 agreement to limit the occupancy of the annex 28/02/1996.

3/2012/0912 Application to remove condition no. 2 of planning permission 3/2004/1184P, to allow the annex to be used as an independent dwelling. Approved 03/12/2012

3/2013/0016 Application for the modification of a S.106 agreement relating to application 3/2004/1184P. Submitted 19/12/2012. Decision pending

5. EVALUATION



Front elevation Green End Croft

- 5.1 Green End Croft is a bungalow with rooms in the roof space lit by roof lights. There is a large porch on the front elevation with a shallow pitched roof. The main roof of the bungalow has a steeper pitch. The proposed extension is to provide additional ground floor accommodation. The use of the pair of shallow pitched roofs to cover the rear extension balances with the porch which projects from the front elevation. We consider that the impact of this on the landscape would be less than if the roof was to have the same roof pitch as the main roof.
- 5.2 The site is particularly well screened and neither the existing building nor the proposed extension will be particularly visible in the landscape of the AONB. The building is set against the bank of trees to the north and is screened by the trees to south between the pond and the road together with mature trees and hedges within the garden of Green End.
- 5.3 The Council's SPG on extensions to dwellings suggests that in the open countryside, an increase in the size of the floorspace of the original dwellings by up to 33% is likely to be acceptable. The existing floor area of the original buildings is approximately 98.76m² and the first floor area is 54.56m² which gives a total floor space of 153.32 m². The proposed extension has a floor space of 49.6m² which represents an approximate increase of 32% in the floor area of the building. The SPG advice stresses that extensions need to be carefully designed in order to protect the character of the landscape or area in which the building is set. The extension is single-storey and its position ensures that it will appear proportionate to the existing dwelling and it is within the guide of 33% increase set by the SPG. Its design and materials ensure that it meets the requirements of the SPG and Policies G1 and H10.
- 5.4 The property benefits from permitted development rights. As the extension is at the rear of the building and projects by 4m it will have the same footprint as an extension which could be erected without requiring planning permission. The proposed extension requires planning permission because it involves an alteration to the roof which is excluded from permitted development rights by virtue of Class B.1 (e) of the 2008 Order. However a flat roofed extension or one with a pitched roof running parallel to the ridge of the bungalow would meet permitted development rights. It is considered that the design of the extension is more

appropriate to character of the building than one that could be built under permitted development rights. However this fall back permission remains and an alternative to the proposal.

- 5.5 There is no alteration to the existing vehicle access. There is sufficient space within the curtilage to park at least 2 cars.

Judith Douglas Bsc Hons Dip TP MRTPI

**Janet Dixon Town Planners Ltd.
10A Whalley Road,
Clitheroe,
Lancashire
BB7 1AW
01200 - 425051**

January 2013

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk**Mr Peter Holgate**

Beardwood Design Ltd
 14 Wycoller Road
 Blackburn
 BB6 7AZ

26 January 2013

Job ref: B 1253

Dear Peter

Re: Daylight scoping survey (bats): Cottage, Green End, Sawley Road, Sawley, BB7 4RS**Introduction**

You have requested a protected species survey on behalf of your clients Mr and Mrs Webb, as a condition of a planning application to Ribble Valley Borough Council (RVBC) for a proposed building extension requiring modifications to part of the existing roof verge and fascia-soffits on the rear elevation of the building as located in figures 2 and 3 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. RVBC requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation, compensation or enhancement proposals that may be required.

A daylight scoping survey was undertaken on Friday 25 January 2013 between 13.15 and 14.00. The weather at the time of the survey was cold, dry and overcast (maximum temperature: 2.5°C, cloud cover: 100%, rain: nil, wind: light SE breeze) providing satisfactory conditions for a site scoping (winter) survey.

Survey methodology

The survey includes both internal and external inspections of the property; the existing building is shown in figures 1 to 6 below. The location of the proposed works is on the rear elevation (figures 2 and 3).

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

The aim of the scoping exercise is to consider the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

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

The search was made using a high-powered lamp (Clu-lite CB2 - 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine spots, bat corpses, roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

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

Survey constraints

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

Bats tend to be highly mobile mammals; pipistrellus, plecotus and myotis species frequently change roost sites, particularly during spring, summer and autumn. Occasionally bats are found hibernating in summer roost locations.

Although it is usually possible to establish the presence of roosting, feeding and foraging bats using non-invasive survey methods, it is extremely difficult or more likely impossible to prove their absence.

Evening emergence and dawn swarming activity / acoustic bat activity surveys have not been undertaken.

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

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989.

Natural England licence No: 20122876 (August 2012), Conservation, Science and Education.

Desktop study (10km squares: SD 73 and SD 74)

Pre-survey data searches include: (1) data trawl on protected species (ie. any locally significant bat roosts) (2) information on local, regional and national wildlife / conservation designations (3) information relating to EPS surveys previously carried at the property or at neighbouring properties.

A local data search was carried to identify any relevant records of bat activity within 0.5km of the site. The following bat species are known to be present within the wider district:

Myotis sp.

Natterer's bat

(*Myotis nattereri*)

Whiskered bat / Brandt's bat

(*M. mystacinus* / *M. brandtii*)*

Daubenton's bat

(*M. daubentonii*)* ¹

Plecotus sp.

Brown long-eared bat

(*Plecotus auritus*)* ¹

Pipistrellus sp.

Common pipistrelle

(*Pipistrellus pipistrellus*)* ¹

Soprano pipistrelle

(*P. pygmaeus*)* ¹

Nyctalus sp.

Noctule bat

(*Nyctalus noctula*)* ¹

*NBN data ¹EED data

Limitations of the data search

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

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

Pre-existing information

There are no existing records of roosting bats at the property (SD 776 463) or in neighbouring buildings within 250m of the site. The nearest recorded bat roosts (common pipistrelle) are within 1000m metres of the site at: SD 767 460 and SD 769 463 (Foxley Bank) and SD 763 456 (Grindleton Church / Primary School).

The property is located within the boundary of the Forest of Bowland AONB and is approximately 150 metres from the River Ribble. The site is adjacent to broadleaved woodland (planted by the present owners in 1989); additionally there are two ornamental ponds within the boundary of the property and the site contains several mature broadleaved trees. Anecdotal evidence of roosting bats within the main property at Green End suggests the presence of a summer maternity roost (common pipistrelle) at the site.

Description of the property

The property is a detached bungalow (built approximately 3 years ago) with stone and block work cavity wall construction and duo-pitched timber-trussed roof. The property includes first floor attic accommodation within the main roof; there are narrow eaves voids on either side of the first floor living area (figures 4 and 5).

The enclosed roof voids are very well sealed and fully insulated with Xtratherm, Ecotherm (PIR) roof insulation with additional glass fibre material within the stud work partition walls. The eaves voids below the rear pitch are boarded out for access and storage. The voids appear to be secure, clean, dry and well-ventilated and there is no evidence of access by roosting bats or birds.

Externally the property is well-maintained and secure; all stonework pointing is secure and PVC fascia soffits are largely well-sealed with the exception of the front entrance porch (figures 1 and 6). Small gaps between stonework and soffit provide access to roosting bats and a small number of bat droppings below the soffit indicate access by bats (figures 1 and 6).



Figure 1: Front elevation

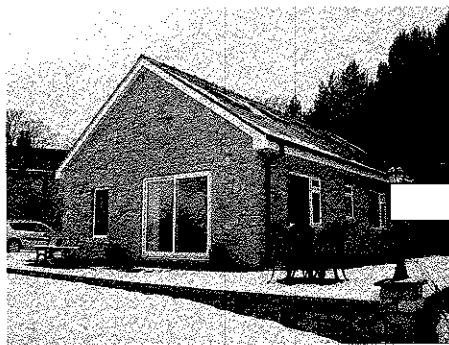


Figure 2: Side and rear elevation



Figure 3: Rear elevation



Figure 4:



Figure 5:



Figure 6:

Proposed works

The proposed rear extension will require modifications to the existing roof (rear pitch), verge and fascia soffit.

Location of the property (national grid reference: SD 773 467): elevation: approximately 85 metres).

The site is surrounded by mature garden, extensive lawns and well-established broadleaved woodland; the bungalow is located within the boundary of Green End and is within 25 metres of the main house. The site location is rural and there is extensive open countryside nearby.

The Ribble valley flood plain and river channel is within 150 metres of the property.

Although there are no extensive woodlands or areas of open water immediately adjacent to the house, there are broadleaved trees, hedgerows and copses within 50 m of the site and several small wildfowl ponds nearby (within 20m) The surrounding habitat provides moderate feeding and foraging potential for bats and several bat species are known to be present in the area. Recent local surveys within 0.5km of the site (Autumn 2012) indicate the presence of pipistrelle, myotis, plecotus and nyctalus species.

Survey results

There is no evidence of bat activity within any part of the building that is likely to be affected by the proposed building alterations. All roof voids were found to be very well-sealed and inaccessible to bats and birds.

There are signs that roosting bats are active within the soffit and apex roof of the entrance porch (figures 1 and 6); a small number of bat relatively fresh bat droppings (5 No.) are present on stonework below the fascia soffit as located in figure 6.

All other external features of the property were carefully inspected for evidence of bat droppings and other indicative signs of access by bats. There is no evidence of bat activity within the voids and it is highly unlikely that bats have roosted within any part of the main roof.

Evaluation of results

There is evidence of bat activity within the entrance porch only; several fresh bat droppings below the roof apex (figures 1 and 6) indicate recent roosting activity by low numbers of bats. The location of the droppings indicates roosting within the soffit (probably common pipistrelles); bats may be present throughout and solitary bats are likely to be present during the winter hibernation period (November to March).

There is no evidence that bats have roosted or gained access to any other part of the property and therefore it is highly unlikely that bats will be disturbed during the proposed building works. The building alterations will not adversely affect the existing access points within the entrance porch; NB. Any gaps between stonework and the box soffit must be preserved to ensure bats are not excluded from the roost.

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

Main recommendations

It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats / hibernating bats. Building operations should avoid any disturbance to the apex roof and soffit over the entrance porch and any existing gaps must be preserved.

It is illegal to exclude bats from a known roost without a licence. Further information concerning bats and the law is available at the Bat Conservation Trust (BCT). (refer to Appendices – Wildlife legislation page 6).

Further survey work is not recommended (ie. dusk emergence, dawn re-entry and acoustic activity surveys).

SUMMARY

Although there are signs of roosting bats within the roof of the entrance porch, there is no evidence of access by bats in any other part of the building that is likely to be affected by the proposed building operations.

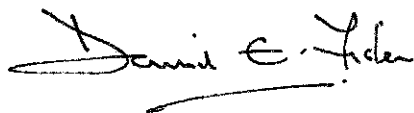
An EPS development licence is **not required**.

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

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

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council with the planning application.

Yours sincerely



David Fisher

APPENDIX A

Mitigation considerations (general guidance notes)

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines (Natural England, 2004) define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION	METHOD / NOTES
1. Further survey effort	No required
2. Timing constraints	Not required
3. EPS Licence requirement	Not required
4. Preserve existing access points	Bats are currently active within the box soffit and roof verge of the entrance porch; bats are able to access the roost through narrow gaps between the stonework and soffit – NB: THESE ENTRANCE HOLES MUST BE LEFT UNDISTURBED; IT IS ILLEGAL TO PREVENT ACCESS BY BATS WITHOUT FIRST OBTAINING AN EXCLUSION LICENCE.
5. Removal of roof tiles	Although it is unlikely that roosting bats will be exposed during the proposed works, site contractors and project managers should be aware that solitary roosting bats are occasionally found beneath roof tiles, roof verges, ridge tiles, lead work flashing, fascia boards and soffits.
6. Accidental exposure of bats	In the event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice.
7. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
8. General advice on bats	If you require further advice on bats during the proposed building operations or if you find any injured bats roosting bats, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge. Bat Conservation Trust (BCT) helpline number: 0845 1300 228
9. Emergency advice:	Call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile)

APPENDIX B

Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation. ODPM.

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".*

*(Tony Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development, p10, Bat Surveys, Good Practice Guidelines, BCT (2007).

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

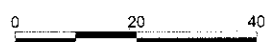
Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust.

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. www.defra.gov.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227

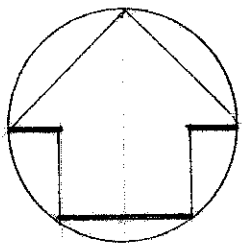


The representation of features as lines is no evidence of a property boundary.



Plot Centre Coordinates: 377377, 446799

320130149P



north

proposed
extension

Green End Croft

parking

drive

Green End

· SITE PLAN ·

scale 1:200

0 2 4 6 8 10 12
SCALE IN METRES @ 1:200

A4