



RIBBLE VALLEY
BOROUGH COUNCIL

29 NOV 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320130175 P

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

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

Publication of planning applications on council websites

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

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title: MR First name: NICK
Last name: BRADLEY
Company (optional):
Unit: House number: 2 House suffix:
House name: GLENLIVET
Address 1: ~~ROSSALL CLOSE~~
Address 2: STRAITS LANE
Address 3: READ, BURNLEY
Town: ~~PADIHAM~~
County: LANCS.
Country: ENGLAND
Postcode: ~~BB12 7DE~~ BB12 7PE

2. Agent Name and Address

Title: MR First name: JACK
Last name: WALSH
Company (optional): JACK WALSH LTD
Unit: House number: House suffix:
House name:
Address 1: OFFICE 1 REMEC HOUSE
Address 2: SUMMIT WORKS
Address 3: MANCHESTER RD.
Town: BURNLEY
County: LANCS.
Country: ENGLAND
Postcode: BB11 5HG

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED TWO-STOREY + SINGLE STOREY
EXTENSIONS AND PROPOSED DRIVE

3. Description of Proposed Works (continued)

Has the work already started?

☐ Yes

☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed?

☐ Yes

☒ No

If Yes, please state when the work 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:

GLEN LIVET

Address 1:

STRAITS LANE

Address 2:

Address 3:

Town:

READ

County:

LANCS.

Postcode (optional):

BB12 7PE

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, extinguishments and/or creation of public rights of way?

☐ Yes

☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. 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 possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

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 boundary?

☐ Yes

☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

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

☐ Yes

☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

If Yes, please describe:

9. Council Employee / Member

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

☐ Yes

☒ No

If Yes, please provide details:

10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	BRICK + P/DASH.	BRICK + RENDER	☐	☐	
Roof	BLUE SLATE	BLUE SLATE	☐	☐	
Windows	TIMBER	TIMBER	☐	☐	
Doors	TIMBER	TIMBER.	☐	☐	
Boundary treatments (e.g. fences, walls)			☒	☐	
Vehicle access and hard-standing		BRICK PAVERS.	☐	☐	
Lighting			☐	☐	
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:

PROPOSED PARKING PLAN 1:500.

11. Certificates

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

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

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

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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

I certify/ The applicant certifies that:

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

The steps taken were:

--

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:

J. Walsh

Date (DD/MM/YYYY):

7.11.12

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:

☐

3 copies of a design and access statement where proposed works fall within one of the following designated areas:

☐

- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee:

☐

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

☐

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

☐

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

☐

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

☐**13. 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:

J. Walsh

Date (DD/MM/YYYY):

7.11.12

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. 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:



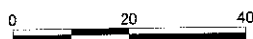
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The representation of a road, track or path is no
evidence of a right of way.

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



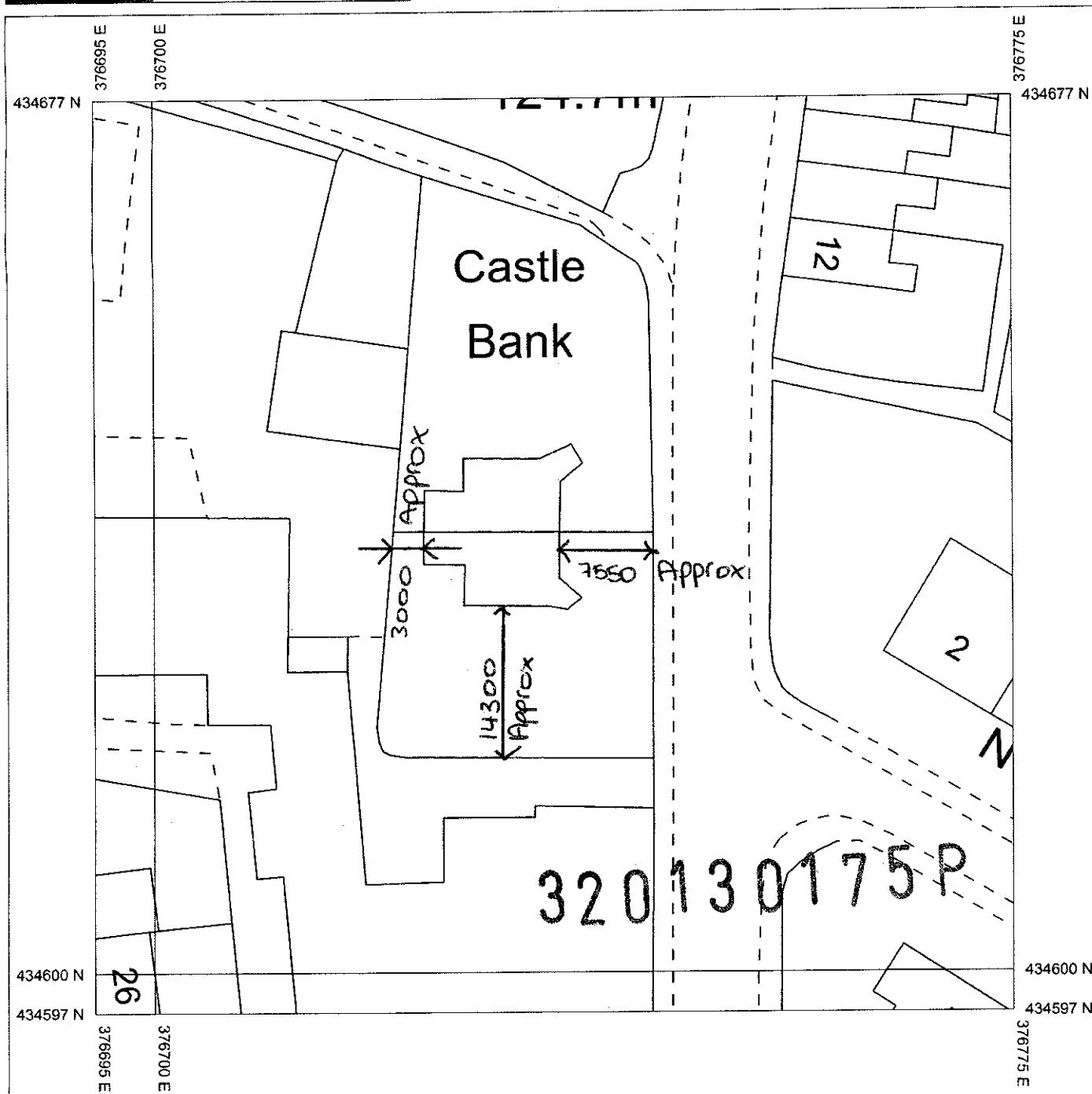
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Glenlivet
Straits Lane
Read
Lancs
BB12 7PE

Supplied By: **Dash**

Serial number: 001070338

Plot Centre Coordinates: 376733, 434638



EXISTING SITE PLAN

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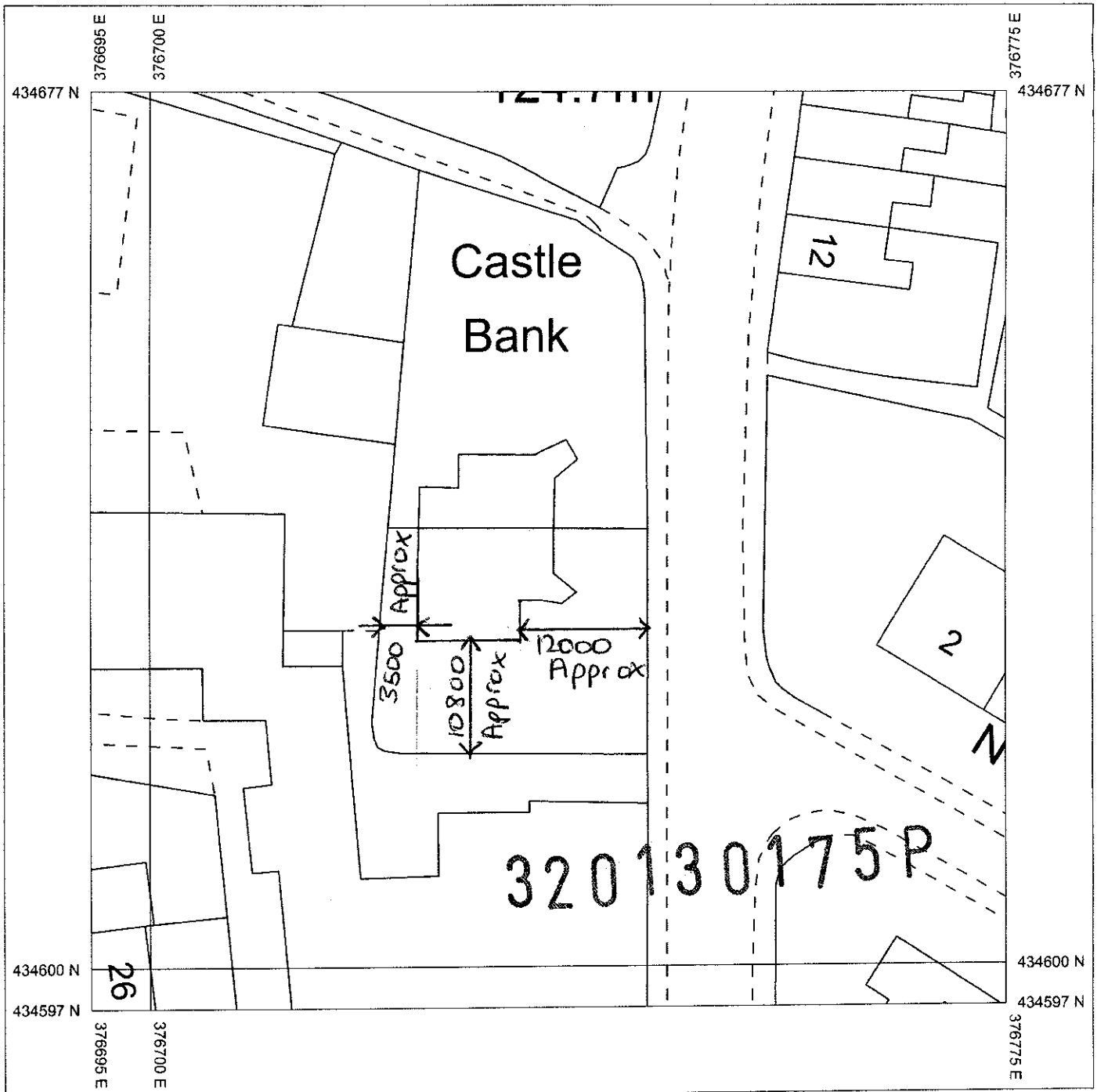
Scale 1:500

Glenlivet
Straits Lane
Lancs
BB12 7PE

Supplied By: **Dash**

Serial number: 001070342

Plot Centre Coordinates: 376735, 434637



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PROPOSED SITE PLAN.

Glenlivet
Straits Lane
Lancs
BB12 7PE

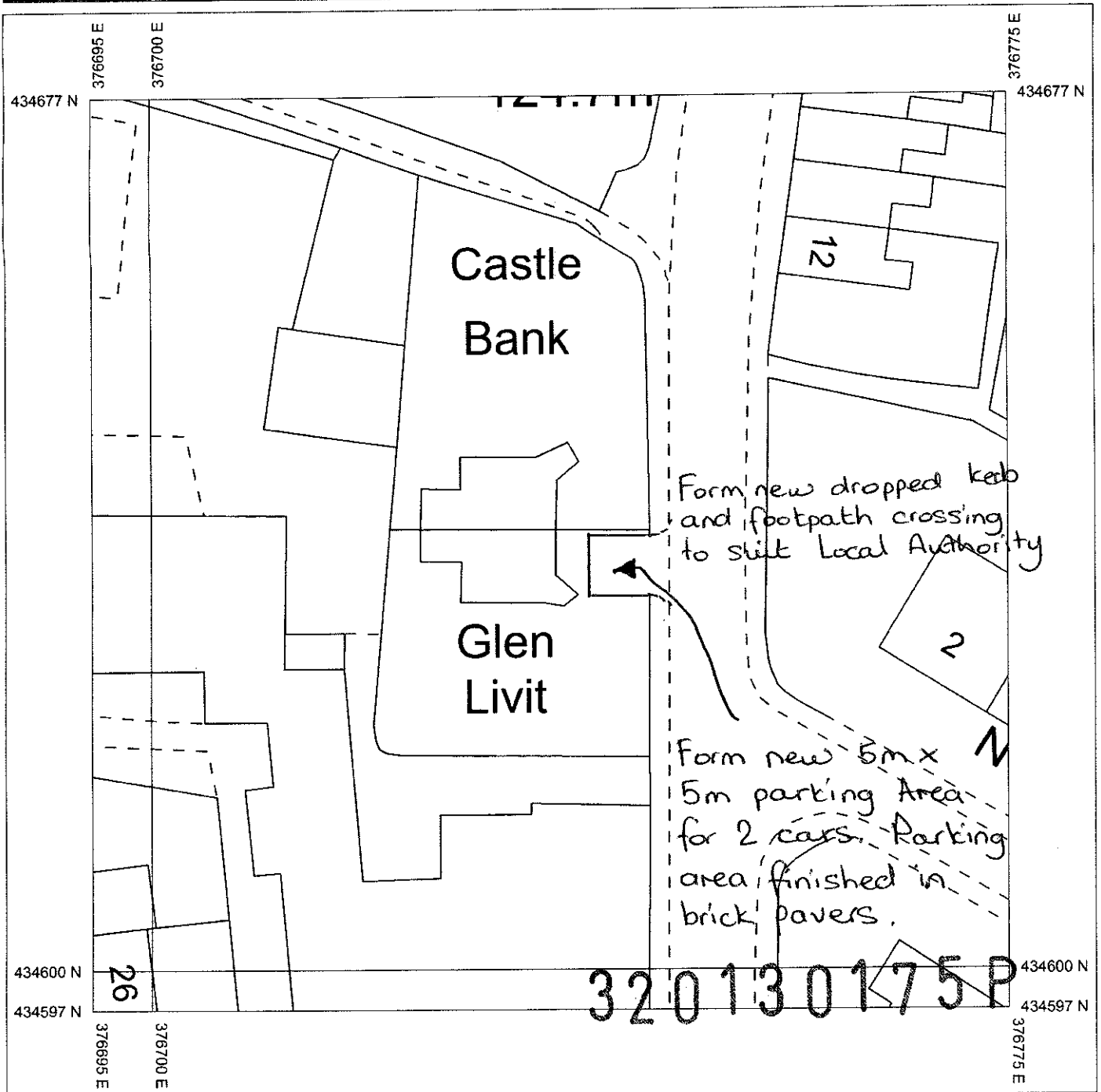


Scale 1:500

Supplied By: **Dash**

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Plot Centre Coordinates: 376735, 434637



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

PROPOSED PARKING PLAN.

Glenlivet
Straits Lane
Lancs
BB12 7PE



Scale 1:500

Supplied By: **Dash**

Serial number: 001070342

Plot Centre Coordinates: 376735, 434637

earthworks environmental design

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

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

rec'd
23/1/13?

Mr and Mrs N J Bradley

'Glenlivet'
Straits Lane
Read
BB12 7PE

320130175P

10 January 2013

Job ref: B 1247 (revision 1)

Dear Mr and Mrs Bradley

Re: Daylight scoping survey (bats): Glenlivet, Straits lane, Raed, Lancashire, BB12 7PE

Introduction

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

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 Tuesday 8 January 2013 between 10.00 and 10.45. The weather at the time of the survey was cool, dry and overcast (Maximum temperature: 12°C, cloud cover: 100%, rain: nil, wind: calm) providing satisfactory conditions for a site scoping 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 approximate location of the proposed building extension is shown in figure 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.

Survey constraints

320130175P

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

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

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

Evening emergence and dawn swarming surveys have not been carried out at this property.

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

Personnel

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

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

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

A local data search was carried to identify any relevant records of bat activity within 1km of the site. The following bat species are known to be present within the wider district:

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

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 records of roosting bats at this property (SD 767 347) or in neighbouring buildings within 250m of the site.

Description of the property

320130175P

The property is a semi-detached two storey house with brick cavity wall construction and duo-pitched rafter-with-purlin roof. The slate roof is lined with bitumastic felt (figures 4 and 5); the roof void is dark, cool, dry and well-ventilated and the area is currently used for access and storage only; insulation material over the first floor ceiling joists is absent.

At the rear of the property is a modern single storey kitchen extension with brick and block cavity wall construction (figure 3). The mono-pitch roof is clad with blue slate and lined with bitumen felt; there is access to a shallow roof void (figure 6); the roof area is dark, cool, dry and well-ventilated and insulation material is absent. Although there is no evidence of roosting bats having gained access to this roof space, a small accumulation of old mammal droppings in the roof void indicates some mouse activity in the past.

Windows and doors are double-glazed sealed units throughout. Externally the property is well-maintained. The timber box soffits are very secure and there are no gaps between the soffit and rendered wall surface.



Figure 1:



Figure 2:



Figure 3:



Figure 4:

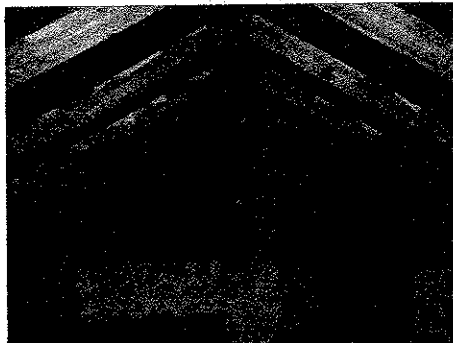


Figure 5:

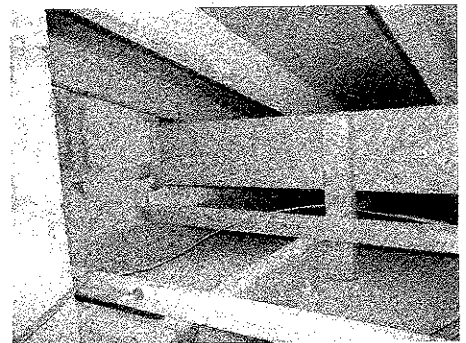


Figure 6:

Proposed works

The proposed works include (i) a two storey rear extension above the existing single storey rear extension; (ii) a new single storey side extension (kitchen area); proposed works as located approximately in figure 2.

Location of the property (national grid reference: SD 767 347): elevation: approximately 120 metres).

The house is one of a pair of semi-detached properties located off Straits Lane on a slightly raised piece of ground adjacent to the primary school. There is a large open garden to the side of the house and there are school buildings to the side and rear of the property.

The site is within a well-established residential district and close to several other residential properties.

There are no adjacent woodlands, areas of open water or river channels nearby; the potential of the property to support roosting bats is relatively low. Although several bat species have been recorded within the wider district, bat roosting activity at this particular location is likely to be relatively low frequency.

Survey results

320130175P

There is no evidence of bat activity at the property.

All external features were carefully inspected for evidence of bat droppings and other indicative signs of access by bats, none was found.

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

Evaluation of results

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

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

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

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

There are no existing records of bat activity at this property or within neighbouring properties within 250 m.

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

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

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

Recommendations

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

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

An EPS development licence is not required.

SUMMARY

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

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

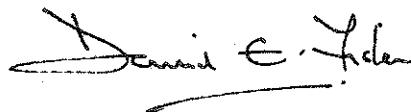
The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

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

Mitigation guidance notes are attached (Appendix A); in the unlikely situation that any bats are disturbed, contact the surveyor immediately (David Fisher - EED) or call the Bat Conservation Trust for further advice.

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

Yours sincerely

A handwritten signature in black ink, appearing to read "David E. Fisher". The signature is stylized with a large initial 'D' and a long horizontal stroke at the end.

David Fisher

320130175P

Mitigation considerations (general guidance notes)

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

ACTION	METHOD / NOTES
1. Further survey effort	No required
2. Timing constraints	Not required
3. EPS Licence requirement	Not required
4. Method statement	Not required
5. Removal of roof tiles	Although it is unlikely that roosting bats will be exposed during the proposed works, site contractors and project managers should be aware that solitary roosting bats are occasionally found beneath roof tiles, roof verges, ridge tiles, lead work flashing, fascia boards and soffits.
6. Accidental exposure of bats	In the event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice.
7. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
8. General advice on bats	If you require further advice on bats during the proposed building operations or if you find any injured bats roosting bats, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge. Bat Conservation Trust (BCT) helpline number: 0845 1300 228
9. Emergency advice:	Call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile)
10. Post-development monitoring	Not required

Wildlife legislation – Bats and the law

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

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

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

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

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

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

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

Protected species (Bats) and the planning process¹

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

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

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

*(Tony Mitchell-Jones, 2004)

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