

16 DEC 2013

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

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

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

Publication of applications on planning authority websites

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

Please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title: **MR.** First name: **N.**
Last name: **KINDER**
Company (optional):
Unit: House number: **3** House suffix:
House name:
Address 1: **BRADYLL COURT**
Address 2: **BROCKHALL VILLAGE**
Address 3: **OLD LANGHO**
Town: **MR. BLACKBURN**
County: **LANCASHIRE**
Country:
Postcode: **BB6 8AS**

2. Agent Name and Address

Title: **MR.** First name: **P.J.**
Last name: **HOLGATE**
Company (optional): **BEAMWOOD DESIGN LTD.**
Unit: House number: **14** House suffix:
House name:
Address 1: **WYCOLLAN ROAD**
Address 2:
Address 3:
Town: **BLACKBURN**
County: **LANCASHIRE**
Country:
Postcode: **BB2 7AZ.**

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED TO NEAR OF & ABOVE EXISTING
GARAGE TO FORM BEDROOM + ENSUITE

PROPOSED ALTERATIONS TO GARAGE TO FORM
PLAYROOM.

320131049P

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:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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 proposed development?

☐ 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:

ADEQUATE OFF ROAD
PARKING & ONE NO.
GARAGE RETAINED

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

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

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
Walls	FAZING BRICKS	FAZING BRICKS.	<input type="checkbox"/>	<input type="checkbox"/>
Roof	TILES.	TILES.	<input type="checkbox"/>	<input type="checkbox"/>
Windows	UPZ	UPZ.	<input type="checkbox"/>	<input type="checkbox"/>
Doors	UPZ	UPZ.	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Davidson Dyer Ltd.

16.12.2013

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant	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):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

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):

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.

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



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee:

£172.00.



The original and 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:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable) and Article 12 Certificate (Agricultural Holdings):



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



13. Declaration

We hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Beardman Design Ltd

16.12.2013

(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:

01254

676778

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:

Development Department

Council Offices, Church Walk, Clitheroe, Lancs., BB7 2RA

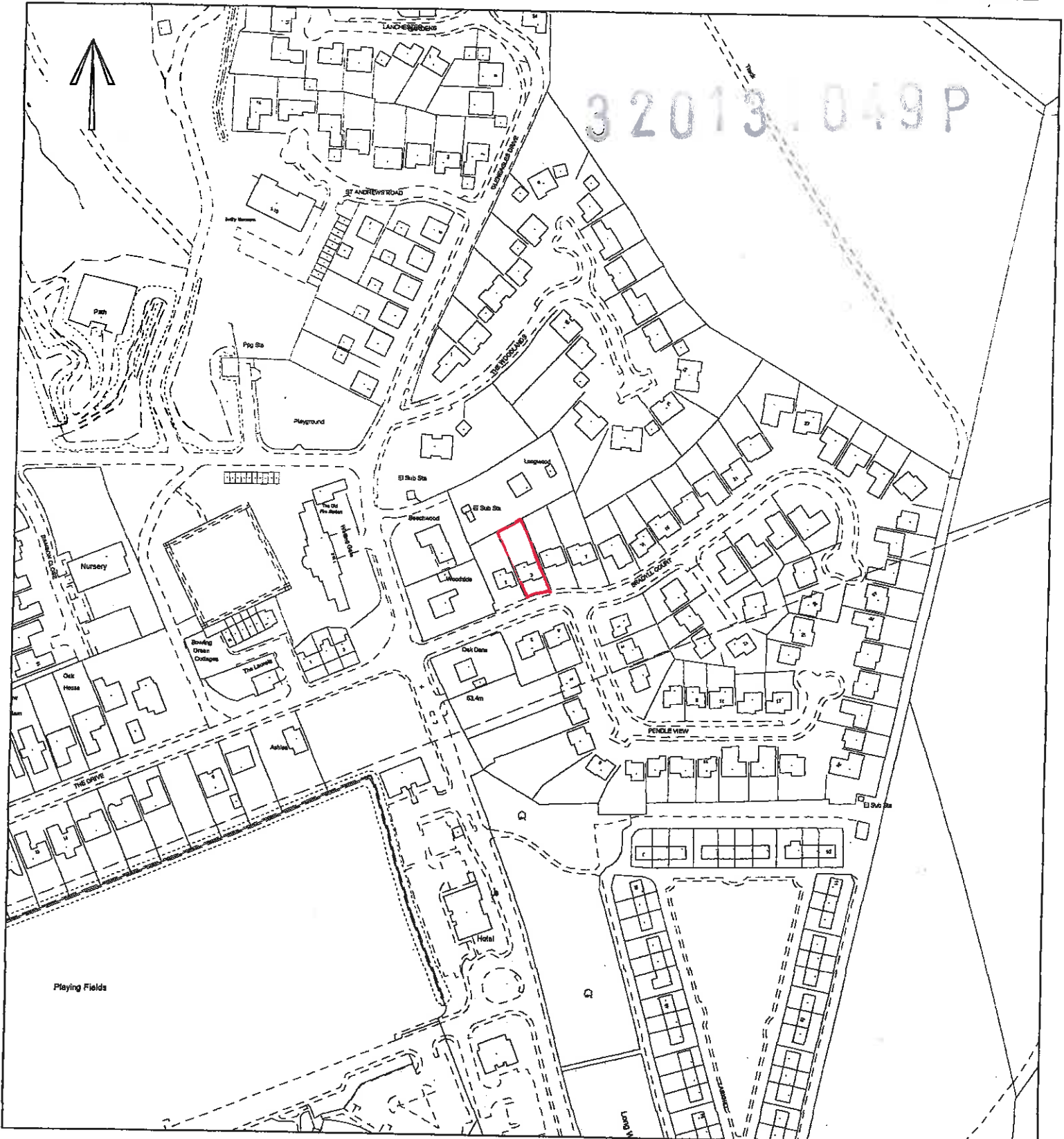
Tel: (01200) 425111 Fax: (01200) 414487 DX: Clitheroe 15157



RIBBLE VALLEY
BOROUGH COUNCIL

Location Plan

Map Ref: SD7036NW Scale: 1:2500



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RECEIPT NO.

SOLD BY



3 Meadowlands, Low Moor, Clitheroe. Lancashire. BB7 2ND

01200 425113 M: 07709 225783 earthworksuk@yahoo.co.uk

Peter Holgate
Beardwood Design Ltd
14 Wycoller Road
Blackburn
BB2 7AZ

32013.0497

14 December 2013

Job ref: B 1376

Dear Peter

Re: EPS Protected Species Survey at: 3 Bradyll Court, Brockhall Village.

Introduction

You have requested a protected species survey on behalf of your client Mr. Neil Kinder as a condition of a planning application to Ribble Valley Borough Council for a proposed two storey side extension. The existing building is shown in figures 1 to 8 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with planning policy PPS9. The planning authority 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 works that may also be required.

A daylight scoping survey was undertaken Saturday morning 14 December 2013 between 10.30 and 11.15.

The weather at the time of the survey was cool, dry and overcast (minimum temperature: 8°C, cloud cover: 100%, wind: light south-westerly, rain: nil) providing satisfactory survey conditions.

Survey methodology

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

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

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.

The search was made using a high-powered lamp (Clu-lite CB2 - 1,000,000 candle power), close-focussing binoculars (Leica Trinovid) and digital camera were used to view all likely areas of the building for the presence of bats, ie. droppings and urine spots, bat corpses, bat fly larvae, 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 limitations / constraints

Crevice-dwelling bats (eg. the *pipistrellus* species) are able to roost within very narrow gaps usually less than 25mm wide. Solitary roosting bats can be easily overlooked despite the careful inspection of suitable roost features such fascia boards, box soffits, external cladding, lead-work flashings and other roofing materials.

The daylight scoping survey does not include dusk emergence / dawn swarming / acoustic bat surveys.

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, therefore the absence of signs of roosting is evaluated with caution.

The survey does not include inspection of any roof voids or features outwith the scope of the development.

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 Registration Number CLS03502 (August 2013):

Class Survey Licence WML CL15 (Volunteer Roost Visitor Level 1)

Class Survey Licence WML CL18 (Bat Survey level 2)

Pre-survey data search (10km-grid squares: SD63 and SD73)

The pre-survey data search includes information gathered from the following sources:

- (1) European Protected Species (EPS) – ie. locally significant bat roosts or species records within the district.
- (2) UK Sites designated for their local, regional and national importance to wildlife and conservation.
- (3) Previously undertaken EPS surveys at the property or at neighbouring sites.
- (4) National Biodiversity Network (NBN) terrestrial mammal records (chiroptera) for the 10km grid square.
- (5) Local bat group records within a radius of 2.5km of the site.

The following bat species are known to be present within the wider district (10km squares SD63 and SD73):

- | | |
|------------------------|--------------------------------------|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Whiskered bat | (<i>M. mystacinus</i>) |
| • Brandt's bat | (<i>M. brandtii</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>) |
| • Brown long-eared bat | (<i>Plecotus auritus</i>) |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>) |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>) |
| • Noctule bat | (<i>Nyctalus noctula</i>) |

SOURCE: National Biodiversity Network (NBN) datasets / East Lancashire Bat Group / North Lancashire Bat Group / EED Surveys.

Pre-existing information

Two previous surveys* have been carried out at this property:

- (1) 02/05/07 – a small number of bat droppings were located in main roof void; no evidence of regular roost.
- (2) 05/10/10 – a small number of fresh bat droppings in main void and on inner block wall of north gable.

*EED SURVEYS: B244 / B856

Limitations of the data

The presence of bats at any site only indicates that bats were present on the date stated. Any records that do exist are likely to provide an incomplete picture of the bat fauna in the area of search. Absence of published records does not necessarily indicate absence of bats at this location.

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

Description of the property

The property is a two storey modern detached house (built circa 1998) with attached single storey integral garage to the side and single storey conservatory at the rear.

The house has a brick and block cavity wall construction with a timber truss frame roof (figure 5); the hipped roof is clad with in concrete tiles lined with a bitumen felt; the enclosed roof void is insulated with a glass fibre material over first floor ceiling joists (figure 7); the void is partly boarded for access and storage. The void has no natural light and all areas are clean, dry and well-ventilated.

The garage also has a timber-trussed roof frame; roof tiles are lined with a bitumen felt. The enclosed roof void is boarded for access and insulated with glass fibre material. The garage loft includes a smaller void above the entrance porch (figure 8); all areas are dark, dry, clean and well ventilated.

Externally the building has rendered upper walls to the front and side elevations and there are no gaps beneath the timber box soffits. All roof areas appear to be well-sealed and lead work flashings are secure. Windows and doors are double-glazed units; all are well-fitted and very secure.

A number of small gaps are present along the roof verge of the rear gable apex wall (figure 3) where some of the mortar pointing has failed, thus providing potential access to nesting birds and bats.



Figure 1:



Figure 2:



Figure 3:



Figure 4:



Figure 5: main loft



Figure 6:



Figure 7:



Figure 8: garage loft

Location of the property

(National grid reference: SD 704 366; elevation approximately: 65 metres).

The house is located at Brockhall Village within a modern residential development. The site is surrounded by properties of similar age, design and construction. Although there are no woodlands adjacent to the site, there are many mature broadleaved trees nearby and there is extensive riparian woodland along the River Ribble approximately 0.75km to the north-east of the site. The location of the property provides sub-optimal feeding, foraging and commuting habitat for bats.

A local data search has shown there are no designated nature conservation sites adjacent to the property – ie. Special areas of Conservation (SACs), Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Proposed works

It is understood the proposed two storey side extension will require significant disturbance and modifications to the garage including removal of the existing roof and disturbance to voids, roof verges and fascia soffits.

Reference: drawings as supplied by Peter Holgate.

Survey results

All internal and external features were carefully inspected for the presence of bat droppings and other indicative signs of access by bats, including access to the roof voids within the main house and garage.

A single bat dropping (not fresh) was located on the inner block work of the rear gable apex wall (figure 6); there is no evidence of accumulations of droppings in any part of the roof void and no signs of regular roosting activity by bats in any part of the property.

There is no evidence of roosting bats inside the roof void of the garage.

Externally there are no signs of access or roosting by bats.

Evaluation of results

The presence of a single bat dropping indicates occasional or sporadic access by solitary bats. There is no evidence of fresh bat droppings within any part of the property.

It is likely that solitary pipistrelle bats occasionally enter the roof; there is no evidence however of numbers of bats being present and there are no signs of regular roosting, maternity roosting or hibernation at the site.

Crevise-dwelling bats (ie. pipistrelle species) have previously been recorded within neighbouring properties; solitary bats frequently enter the roofs of modern houses, particularly those buildings where roofing felt is present. Although solitary bats may be present at any time of year the optimal roost period is likely to be between April and October. Few bats are known to hibernate in this type of structure (November to March).

Two previous surveys at this property were undertaken (May 2007 and October 2010); the surveys found very similar evidence to the present survey, ie. low frequency roosting activity by solitary bats and there is no evidence to indicate regular or significant use of roof areas by roosting bats in recent years.

The building alterations are largely confined to the side elevation of the property and are unlikely to cause any significant disturbance to the rear gable apex wall. The scale of impact of the development is likely to be low and it is therefore unlikely that roosting bats will be disturbed, injured or killed during the proposed works.

It is the responsibility of the developer to ensure that appropriate mitigation measures are in place before the works begin; in the unlikely event of bats being exposed, stop all work in that area of the building and seek further advice before proceeding.

Mitigation guidance is summarised in Appendix A.

Main recommendation

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

SUMMARY

The proposed building alterations are **unlikely to cause significant 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**.

Additional survey effort (ie. dusk emergence and dawn re-entry and swarming surveys) **is not required**.

An EPS development licence (EPSL) **is not required** for this development.

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 District Council with the planning application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David E. Fisher', with a horizontal line underneath.

David Fisher

APPENDIX A

Mitigation guidance - summary

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	Not required
2. Timing constraints	Not required
3. Method statement	Not required
4. EPS Licence requirement	Not required
5. Removal of roofing materials	<p>Awareness at all times; there remains a low risk of exposing solitary roosting bats (pipistrelles) during the proposed building alterations. Areas with highest risk of disturbance are roof areas at the rear of the property associated with the gable apex roof (figure 3);</p> <p>Although the proposed works are unlikely to disturb the gable apex roof, contractors should be aware that solitary bats have roosted within this part of the structure having gained access through small gaps along the roof verge where the mortar pointing is damaged.</p>
6. Accidental exposure of bats	<p>In the unlikely event of bats being exposed or vulnerable to harm, all work in that area should stop until further advice has been sought.</p> <p>Cover any exposed bats to reduce any further risk of harm; carefully cover the bats to prevent them flying in daylight. Avoid handling any bats if possible or if there is further risk of harm, use gloves to place them in a small container in a quiet place and seek advice.</p>
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. Emergency advice on bats	If you require specific advice on injured or exposed bats during the building works please contact David Fisher immediately on 01200 425113 or 07709 225783 (mobile).
9. General advice on bats:	<p>If you require further information on bats refer to the Bat Conservation Trust (BCT) website.</p> <p>Bat Conservation Trust (BCT) also provides a bat helpline number: 0845 1300 228</p>

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

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

Natural England - Cheshire, Cumbria, Greater Manchester, Lancashire and Merseyside offices are located at:
Crewe: Natural England, Electra Way, Crewe business park, Crewe, Cheshire, CW1 6GJ 0300 060 2922
Kendal: Natural England, Juniper House, Murley Moss, Oxenholme Rd, Kendal, Cumbria, LA9 7RL 0300 060 2122
Manchester: Natural England, 3rd Floor, Bridgewater House, Whitworth Street, Manchester, M1 6LT 0300 060 1062