



RIBBLE VALLEY
BOROUGH COUNCIL

320140373P

For office use only

Application No.

Date received

Fee paid £

Receipt No:

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

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: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Works

Please describe the proposed works:

REPLACE FLAT ROOF ON THE SIDE OF THE EXISTING BUNGALOW
WITH A NEW PITCHED ROOF

EXTEND EXISTING BUNGALOW AT REAR AND SIDE.
(PERMITTED DEVELOPMENT?)

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:

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	STONE / RENDER	STONE / RENDER.	<input type="checkbox"/>	<input type="checkbox"/>
Roof	CONCRETE TILES (GREY)	CONCRETE TILES. (GREY)	<input type="checkbox"/>	<input type="checkbox"/>
Windows	M.P.C. WHITE	M.P.C. WHITE	<input type="checkbox"/>	<input type="checkbox"/>
Doors			<input checked="" 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:

DRAWINGS PROVIDED :
 KU/001 - EXISTING DETAILS
 KU/002 - EXISTING FLOOR PLAN
 KU/003 - PROPOSED DETAILS
 KU/004 - PROPOSED FLOOR PLAN.

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 no body 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):



03/04/2014

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:



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

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(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:

Development Department

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

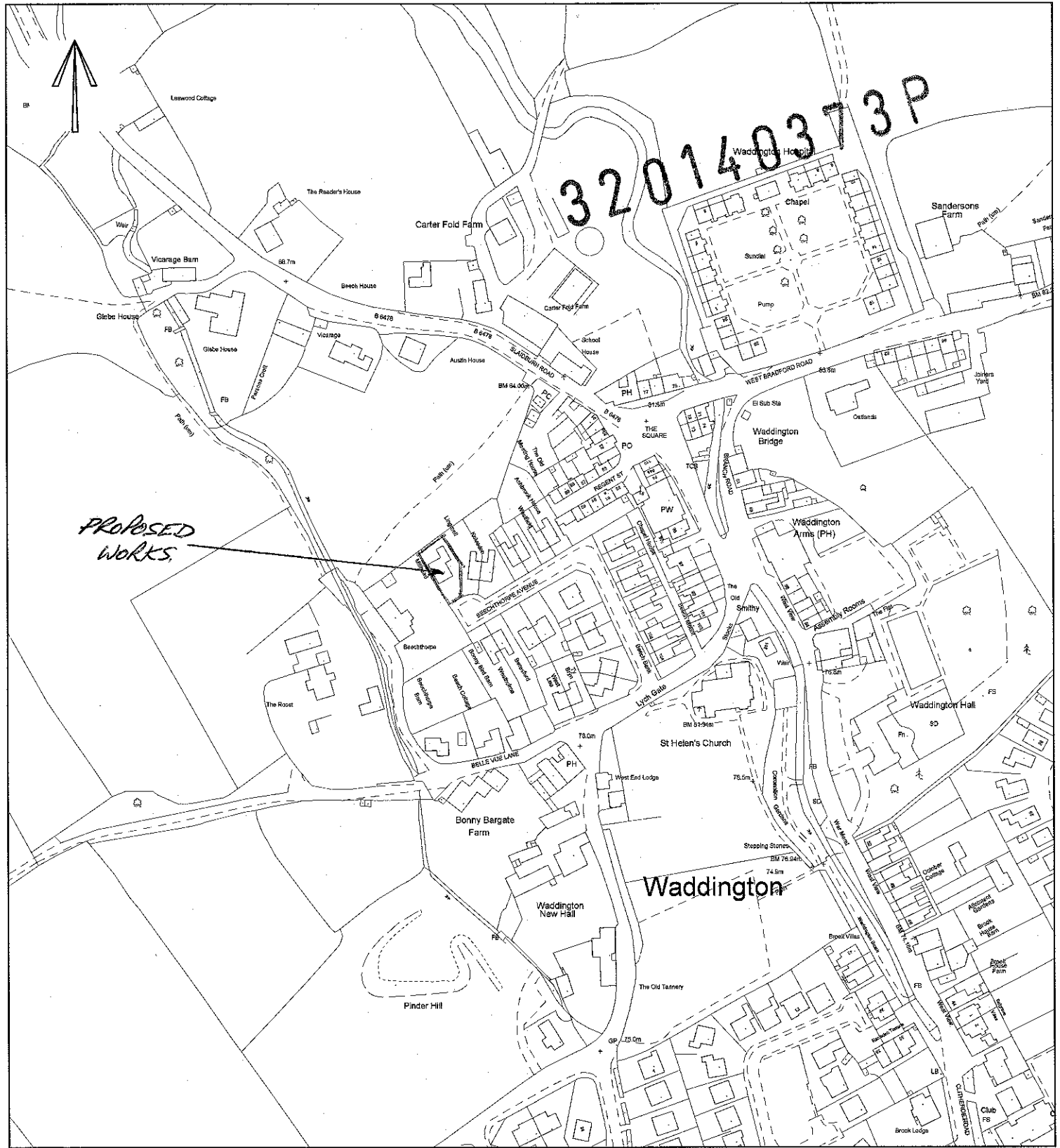
Tel: (01200) 425111 Fax: (01200) 414487 DX: Clitheroe 15157



**RIBBLE VALLEY
BOROUGH COUNCIL**

Location Plan

Map Ref: SD7243NE Scale: 1:2500



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RECEIPT NO.
9572
SOLD BY
LH



EED

320140373P

3 Meadowlands, Low Moor, Clitheroe. Lancashire. BB7 2ND
01200 425113 M: 07709 225783 earthworksuk@yahoo.co.uk

David Johnson

114 Pimlico Road
Clitheroe
Lancashire
BB7 4PT

29 April 2014

Job ref: B 1423

Dear Mr Johnson

Re: EPS – Daylight scoping survey: 'Millhead' Beechthorpe Avenue. Waddington, BB7 3HT.

You have requested a protected species survey on behalf of your client Mr Underwood, as a condition of a planning application to Ribble Valley Borough Council for building alterations at the above property. The existing building is shown in figures 1 to 9 of this report.

Introduction

The Local Planning Authority must take account 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 appropriate mitigation, compensation or enhancement works that may be required.

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.*

*Bat Surveys, Good Practice Guidelines, BCT, (2007).

An initial scoping survey was undertaken on Monday 29 April 2014 between 10.00 and 10.45. The weather at the time of the initial scoping survey was dry, mild and bright (minimum temperature: 13°C, cloud cover: 40%, wind: light south-easterly, rain: nil) providing optimal conditions for this level of survey.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with 30 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)

The aim of the scoping survey is to assess the potential value of the site for European Protected Species (EPS) and to establish whether bats, barn owls or other protected species have ever been active within any part of the building that is likely to be affected by the proposed development.

From the developer's perspective, the primary objective of a survey for protected species is to ensure that any development can proceed without breaking the law.

*The overall aim of surveying at a proposed development site is to collect robust data to allow an assessment of the potential impacts the proposed development will have on the bat populations present on and around the site. . . The data allow the developer to decide whether to proceed with the proposal as it stands, or whether to modify it. Proposals for appropriate mitigation, compensation and enhancement should be based on the survey data and impacts.**

*page 17 - Bat Surveys, Good Practice Guidelines, 2nd Edition, BCT, (2012)

Survey methodology

Non-invasive survey methods were used to assess the use of the property by protected species; the survey protocol requires full visual inspection of internal voids and external features typically used by roosting bats.

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 search was made using a high-powered lamp (*Clu-lite CB2 - 1,000,000 candle power*), close-focussing binoculars (*Leica Trinovid 10 x 32 BN*) and digital camera (*Sony Cyber-shot HX300*) 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

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

National Biodiversity Network (NBN) and other data sources, 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.

Crevice-roosting bat species are able to roost within very narrow gaps, frequently less than 25mm wide; solitary roosting bats are sometimes overlooked during daylight inspections, particularly in situations where bats have gained access within cavity walls and roof materials or behind wall claddings, fascias and soffits.

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; apparent absence of evidence is therefore evaluated with caution.

Proposed works

It is understood the proposed single storey side extension will have a hipped tiled roof requiring some structural modifications to the existing roof.

The proposed alterations also requires removal of an existing flat roof over the garage and entrance porch.

The pre-survey desk study includes collation and review of potentially relevant information including:

- (1) European Protected Species (EPS) – ie. locally significant bat roosts or species records within the district.
- (2) Locally, regionally or nationally important wildlife and conservation designations.
- (3) EPS surveys previously undertaken at neighbouring properties.
- (4) National Biodiversity Network (NBN) terrestrial mammal records (chiroptera) for the 10km grid square.

A local data search was carried out to identify records of protected species (bats) within a radius of 2.5km. The following species have been recorded within the 10km grid square SD73:

- Natterer's bat (*Myotis nattereri*)
- Whiskered bat (*M. mystacinus*)
- Brandt's bat (*M. brandtii*)
- Daubenton's bat (*M. daubentonii*)
- Brown long-eared bat (*Plecotus auritus*)
- Common pipistrelle (*Pipistrellus pipistrellus*)
- Nathusius' pipistrelle (*P. nathusii*)
- Soprano pipistrelle (*P. pygmaeus*)
- Noctule bat (*Nyctalus noctula*)

Pre-existing information (survey location NGR: SD 727 439)

There is no known history of roosting bats at this property.

There is one record of a maternity roost within a neighbouring property approximately 50m from this site.

All local bat records are appended.

Location of the property

NGR: SD 727 439 - Elevation: 80 metres.

The site is within the boundary of the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

The property is located within the boundary of the Waddington Conservation Area* and is close to the centre of the village in a well-established residential area. Although the bungalow is close to neighbouring properties, the rear garden is adjacent to open ground comprising permanent grassland and grazing pasture.

There is no significant area of standing open water or river channel adjacent to the site, although a small watercourse is within 50 metres of the site to the north-west and Waddington Brook is a well-wooded clough with extensive riparian woodland within 200m metres of the property.

There are several mature broadleaved trees adjacent to the site, mostly in neighbouring gardens; local hedgerows and field boundaries provide good habitat connectivity for feeding and foraging bats in the area.

A local data search has shown there are no designated nature conservation sites immediately 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).

The nearest Biological Heritage Site¹ is along the Waddington Brook (semi-natural broadleaved woodland).

* (references: Townscape Appraisal Map, Ribbles Valley Borough Council. ¹Biological Heritage Sites Partnership, Lancashire).

The property is a modern detached bungalow (built 1970's) with rendered brick cavity wall construction and trussed duo-pitched tiled roof. The front elevation is faced with ornamental stone work and the gable apex wall is clad with wavy-edged cedar weather-boarding above the two bay windows (figures 1 to 3).

To the side and rear of the property is an entrance porch and single garage both with flat bitumen felt roofs (figures 8 and 9). The garage has an up-and-over alloy door, double glazed window and rear door and timber fascias; all features are well-maintained and secure.

Externally, the property is fully rendered; all windows and doors are double-glazed. Lead work flashings, roof verges and PVC fascias / gutters are also secure (figure 9).

Internally the roof void is part-boarded for access and storage and all areas are clean, dry and well-ventilated. The tiled roof is lined with bitumen and hessian felt and the void is insulated with glass fibre material laid across the ceiling joists (figure 7).

There is a clear polythene sheet membrane attached to the front gable apex wall (figure 5). An accumulation of bat droppings is present beneath the sheeting and the source appears to be the roof apex and roof verge. A number of widely scattered droppings are also present throughout the void.

Images: 'Millhead' Beechthorpe Avenue, Waddington – 29/04/14



Figure 1.

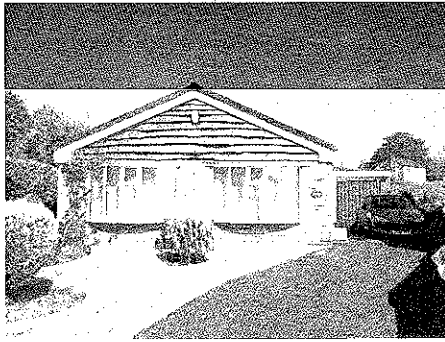


Figure 2.



Figure 3.



Figure 4.

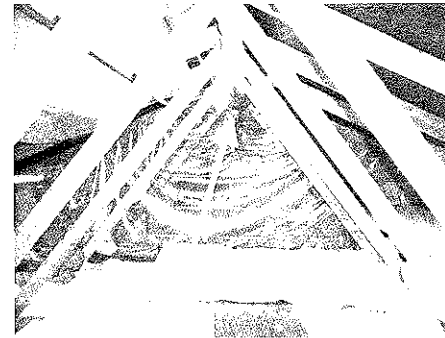


Figure 5.

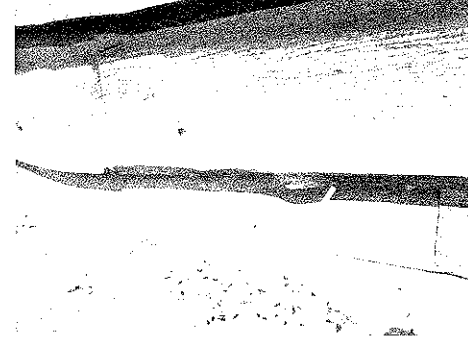


Figure 6.

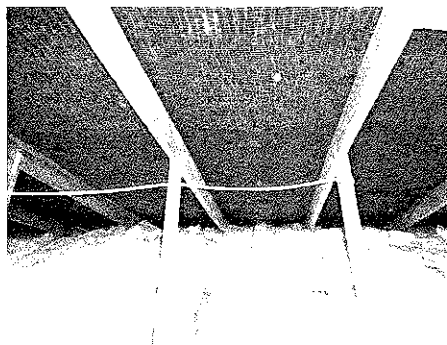


Figure 7.

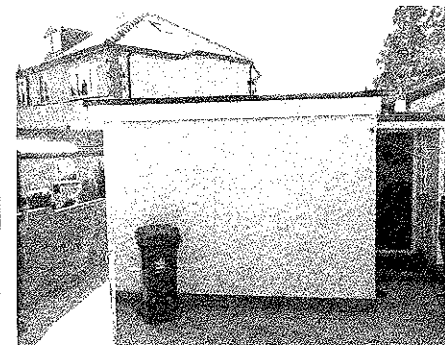


Figure 8.

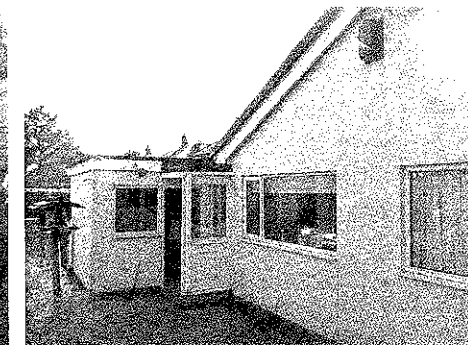


Figure 9.

There is evidence of roosting bats on the front elevation of the property; fresh bat droppings are present beneath the cedar weather-boarding (figures 3 and 6). Bats appear to gain access under the boards and are also likely to be present near roof apex. Internally there is an accumulation of faeces just below the apex behind the clear polythene sheet (as shown in figure 5).

Additionally, there are fresh droppings scattered throughout the roof void indicating occasional flight within the roof itself. The volume of droppings would indicate this site is used as a maternity roost.

There are no signs of bat activity in any of other parts of the property.

Evaluation of results

It is highly likely that pipistrelle bats (*ie. Pipistrellus pipistrellus* or *P. pygmaeus*) are currently roosting on the warm front elevation beneath the timber cladding. The location of the roost is typical of a maternity roost used by pipistrelle bats.

It is likely that the site is used each year as a **maternity roost**, however it is not possible at this stage to confirm whether this is a principle nursery site or a satellite roost. A number of other roosts are likely to be used in nearby properties by the same colony throughout the summer months.

The majority of bats at this site are likely to be pregnant females; the bats will use the site seasonally between April and August / September to give birth to their young. Although a small number of bats may remain within the roost until the onset of colder weather during the autumn, the majority are likely to disperse at the end of the season and hibernate away from the site throughout the winter period.

Although it is not possible to confirm numbers of bats without undertaking a dusk emergence survey and colony count, it is worth noting that pipistrelle maternity roosts frequently exceed 100 individuals, although there is no evidence of such high numbers at this stage.

Further surveys will be required during the optimal survey period to determine: (1) species, (2) roost status, (3) colony size, (4) location of roost (5) access points and (6) how the bats are using the surrounding habitat.

A detailed method statement is likely to be required as a 'planning condition' by the local planning authority before any works commence. Mitigation measures are also required to avoid any disturbance to bats and to significantly reduce the impact of the works on roosting bats. One of the most effective measures is to carry out the work at an appropriate time of year, thus avoiding the critical months May to August when pregnant females and their pups are most vulnerable to roost disturbance.

Risk of causing disturbance to roosting bats at this property

<p>Minimal / negligible risk: it is highly unlikely any bat species have been active within any part of the property.</p>
<p>Low risk: there is only low risk of disturbance to solitary bats or small numbers of common and widespread bat species.</p>
<p>Low / moderate risk: caution required; activity of common / rarer species is possible, including the presence of occasional / regular night perching and feeding activity or the presence of small numbers of rarer species (but not a maternity or hibernation site).</p>
<p>Moderate risk: caution required; there is moderate risk of disturbance to common bat species; activity may include the presence of regular / significant feeding perches and signs of feeding, a regularly used day / night roost or a maternity site of a common and widespread species or the likely presence of low numbers of rarer species ('rarer' as defined within the local context).</p>
<p>Moderate / high risk: considerable caution is required; this category may include a maternity site of rarer species.</p>
<p>High risk: considerable / extreme caution is required; there is a significant risk of causing disturbance to roosting bats at this site including large numbers of common species, a maternity site of locally rare or rarest UK species or a significant hibernation site for rare or rarest species; this is likely to be a site meeting the SSSI guidelines.</p>

Table 1: Risk categories (adapted from Guidelines for proportionate mitigation - Bat Mitigation Guidelines (2004) fig. 4, page 39.

When is a licence required?

An EPS licence (EPSL) is only required in situations where disturbance to bats cannot be avoided. A licence simply permits an action that is otherwise unlawful. No licence is required if the proposed development is unlikely to result in an offence. If it can be demonstrated that the proposed works are unlikely to breach the Habitats Regulations, an EPS licence is not required.

Summary

Roosting bats are present at this property; this site is likely to be a summer nursery roost (maternity roost).

The scale of impact of the development at site level on a local bat population is likely to be **moderate / high**.

Further survey effort is required during the optimal survey period (1 May – 31 July); at least one evening emergence survey and one dawn re-entry survey should be carried out when the bats active.

The survey should aim to determine the following information:

- (1) species
- (2) roost status
- (3) an accurate colony count
- (4) location of roost(s)
- (5) access points
- (6) use of surrounding habitat by bats

A **Detailed Method Statement is likely to be required** by the local planning authority. The method statement provides details of the appropriate mitigation and compensation measures that are required to comply with the legislation when developing areas occupied by protected species. The overall aim is to ensure there will be no detriment to the conservation status of bats.

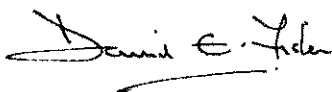
Mitigation generally refers the practices which remove or significantly reduce the risk of disturbance to roosting bats – eg. detailing how and when the building works should be carried out.

Compensation refers to works which offset the damage caused by the development – eg. by creating new roost opportunities in the development.

An EPS licence (sometimes referred to as a mitigation licence) **is unlikely to be required** if it can be demonstrated that the proposed development will not result in a breach of the Habitats Regulations.

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
Director (EED Surveys)

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	Minimum requirement: 1 evening emergence survey and 1 dawn re-entry / swarming survey (constitutes a single survey) between 1 May and 31 July under optimal conditions.
2. Timing constraints	Required
3. Detailed Method Statement	Required
4. EPS Licence requirement	<p>Unlikely to be required if it can be demonstrated that adequate mitigation measures will be taken to reduce or remove the impacts development on protected species.</p> <p>A licence is not required in situations where the Habitats Regulations are not contravened.</p> <p>A licence is required in situations where the impact of the development is likely to disturb, injure or kill bats, or result in damage or destruction of a maternity roost or resting place.</p>
5. Legal protection - compliance	<p>It is the responsibility of the developer to produce, normally via a consultant, evidence on the presence of bats on a site at which works are proposed.</p> <p>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.</p>
6. Emergency advice on bats	If you require specific advice relating to the findings of this survey, contact the surveyor - David Fisher on 01200 425113 or 07709 225783 (mobile).
7. General advice on bats:	<p>If you require further background information on bat conservation or bats and the law you should refer to the Bat Conservation Trust (BCT) website.</p> <p>Bat Conservation Trust (BCT) provides an emergency helpline number: 0845 1300 228</p> <p>Detailed advice for developers is available on the NATURAL ENGLAND website.</p>

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

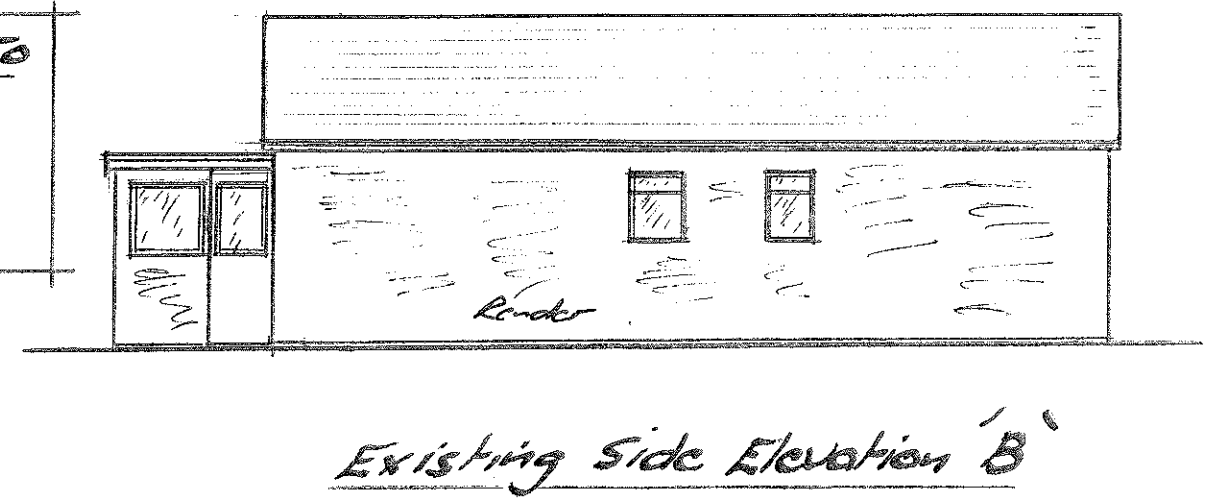
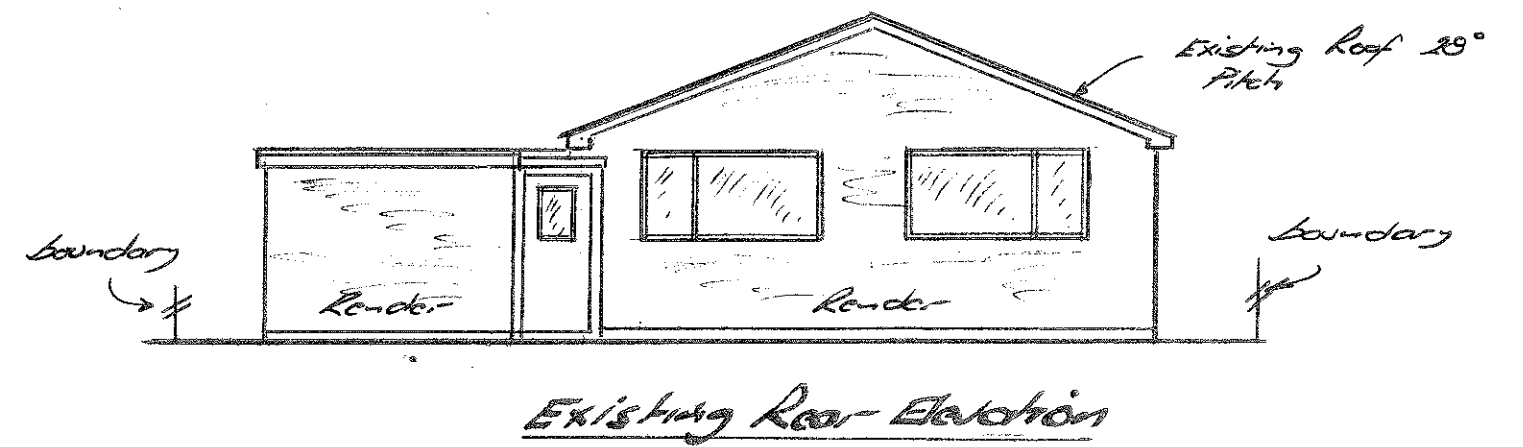
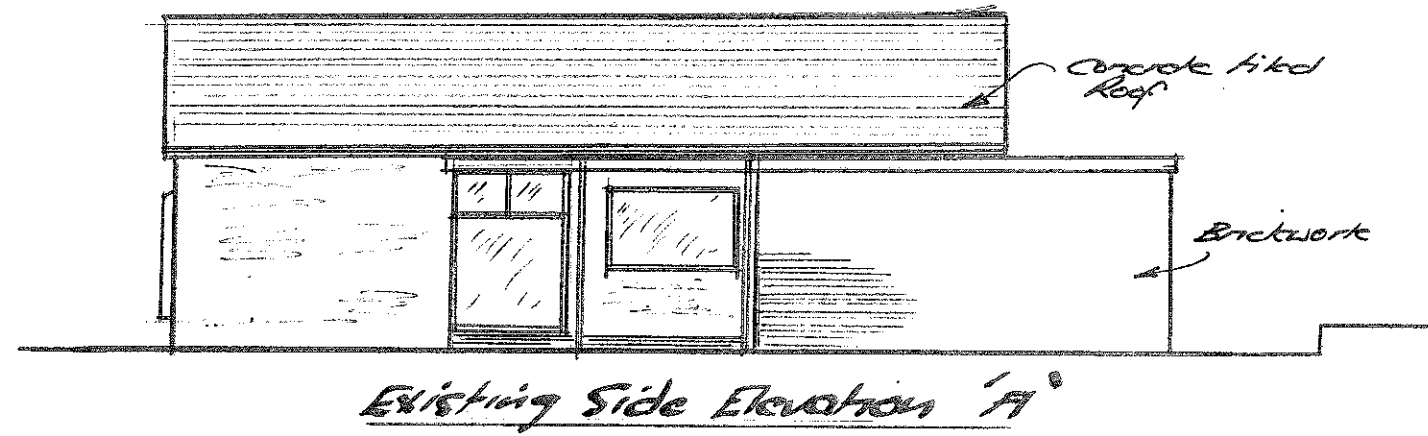
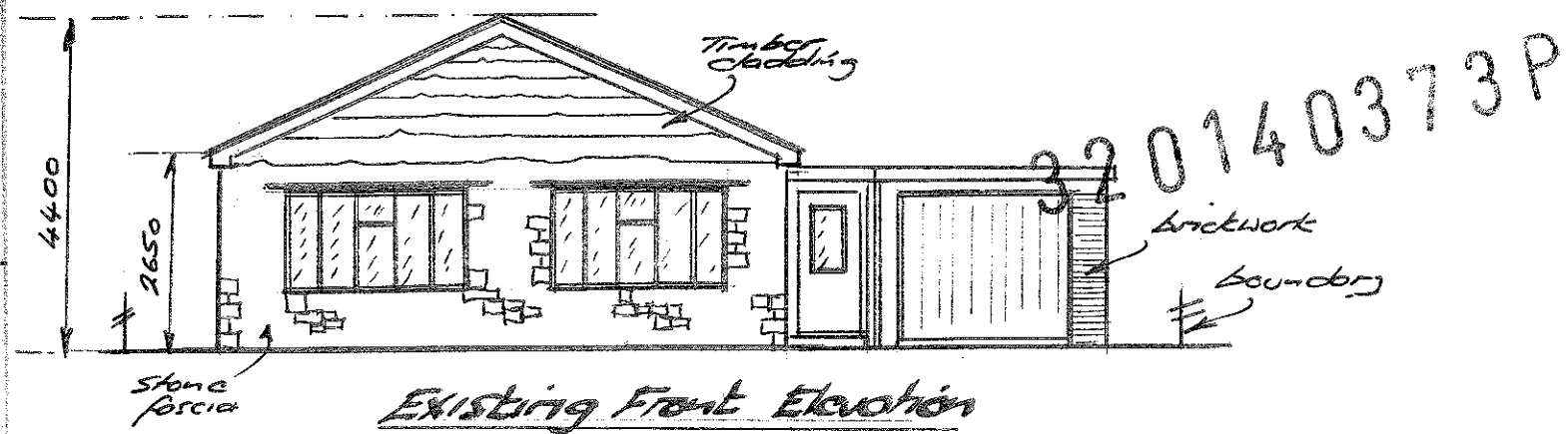
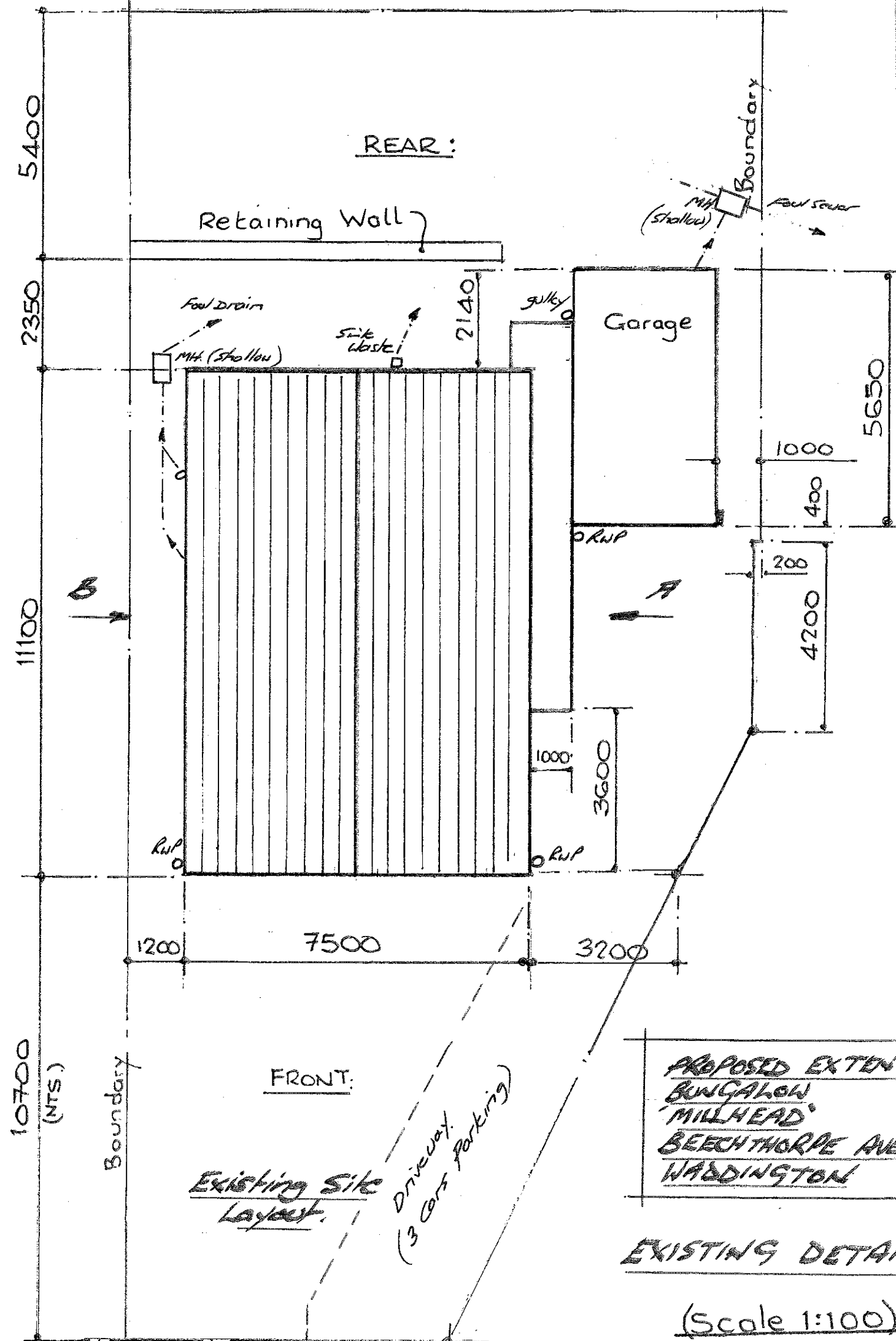
Natural England - Cheshire, Cumbria, Greater Manchester, Lancashire and Merseyside offices are located at:
Crewe: Natural England, Electra Way, Crewe business park, Crewe, Cheshire, CW1 6GJ 0300 060 2922
Kendal: Natural England, Juniper House, Murley Moss, Oxenholme Rd, Kendal, Cumbria, LA9 7RL 0300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

<i>Species:</i>	<i>Site:</i>	<i>Grid reference:</i>	<i>Date</i>	<i>Comment/recorder</i>
Pipistrellus sp.	Waddow Hall	SD 735 428	05.07.06	Grounded bat
Pipistrellus sp.	Waddow Hall	SD 735 428	05.07.06	Grounded bat
Pipistrellus sp.	Waddow Hall	SD 735 428	08.04.07	Emergence from roost
<i>P. pygmaeus</i>	Waddow Hall	SD 735 428	07.07.06	Maternity roost
Pipistrelle sp.	Waddow Grove	SD 731 436	17.12.07	Maternity roost
Pipistrellus sp.	Beechthorpe Avenue	SD 728 438	06.06.99	Maternity roost
Common pipistrelle	Waddington and West Bradford Primary School	SD 735 441	16.07.07	Grounded bat
Common pipistrelle	Waddington and West Bradford Primary School	SD 735 441	10.07.13	Grounded bat
Common pipistrelle	Waddington and West Bradford Primary School	SD 735 441	16.07.07	Emergence - 18 bats from maternity roost
Common pipistrelle	Waddington and West Bradford Primary School	SD 735 441	16.07.07	Emergence - 32 bats from maternity roost

*last updated 28 April 2014

Source: EED Surveys

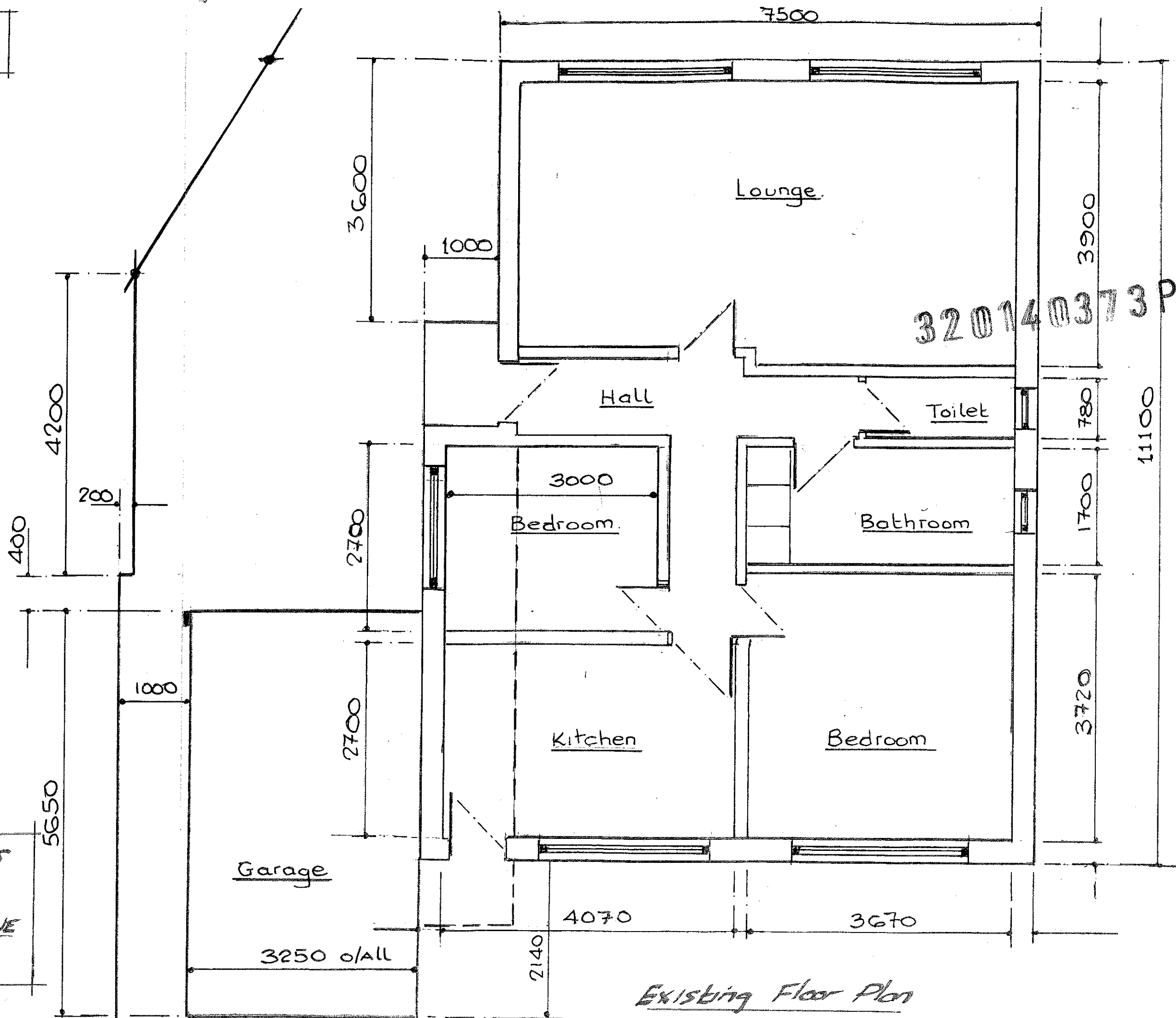
320140373P



PROPOSED EXTENSIONS TO BUNGALOW 'MILLHEAD' BEECHTHORPE AVENUE WADDINGTON

EXISTING DETAILS
(Scale 1:100)

Drawn No. KU/002
April 2014.



PROPOSED EXTENSIONS
TO BUNGALOW
'MILLHEAD'
BEECHTHORPE AVENUE
WADDINGTON

Existing Floor Plan

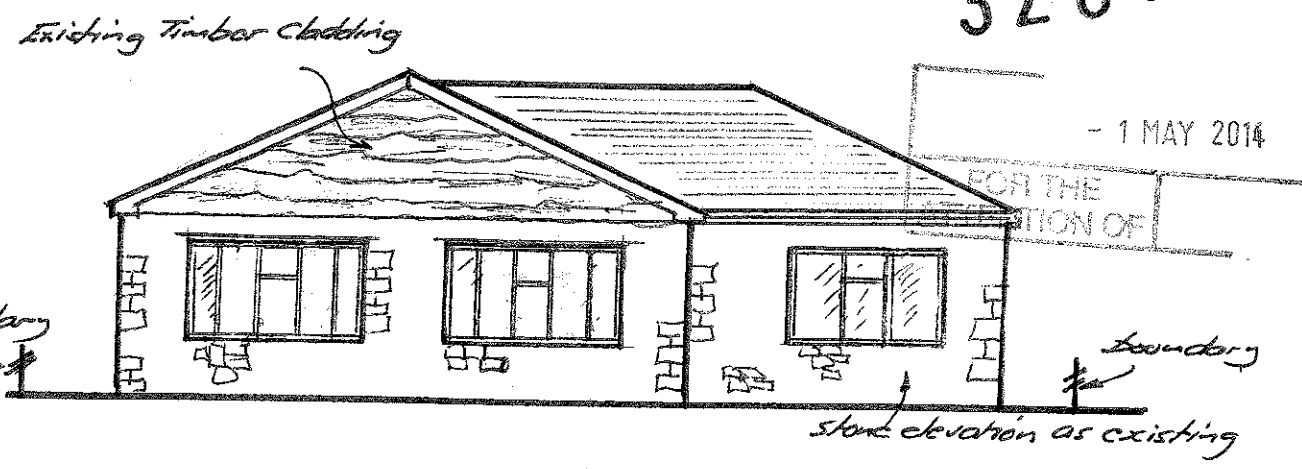
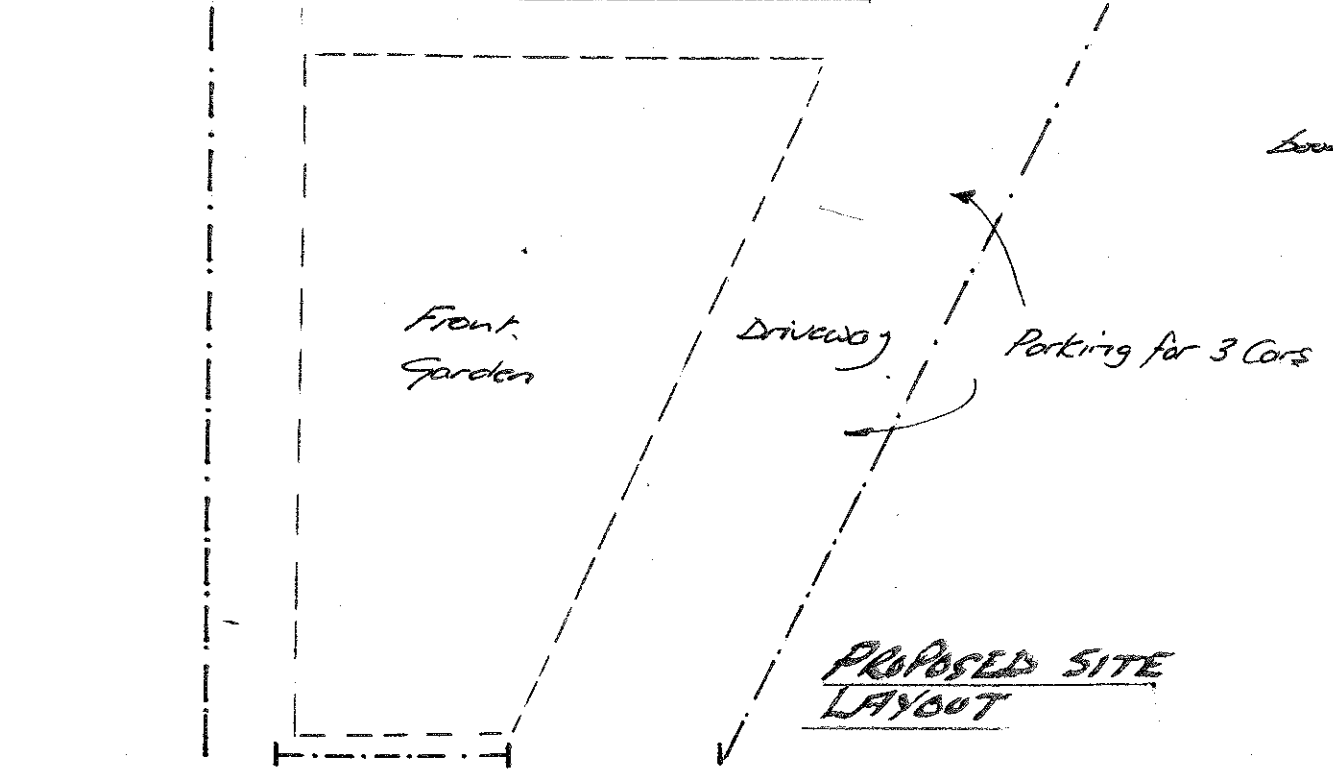
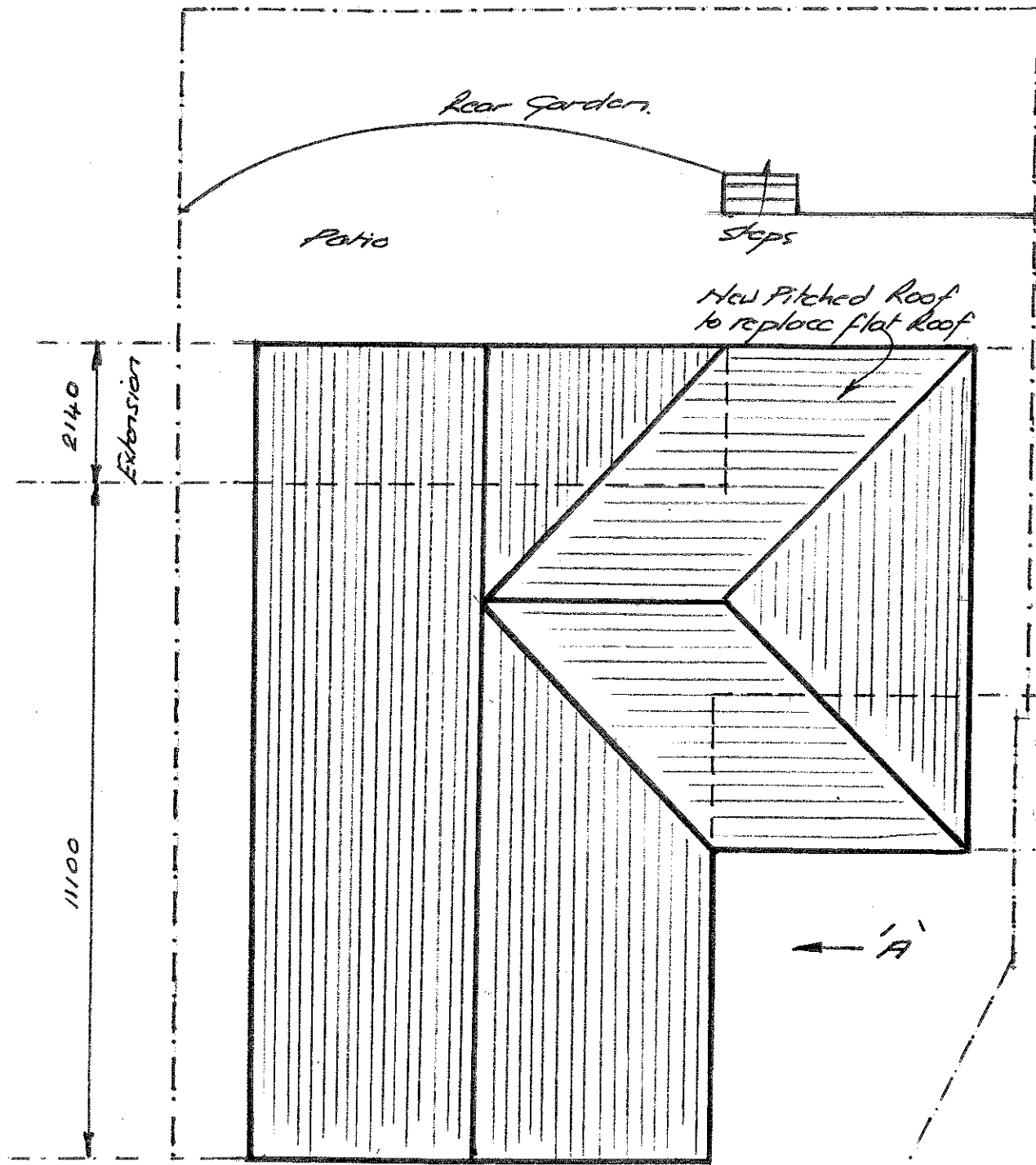
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Drawn by KU/003
April 2014

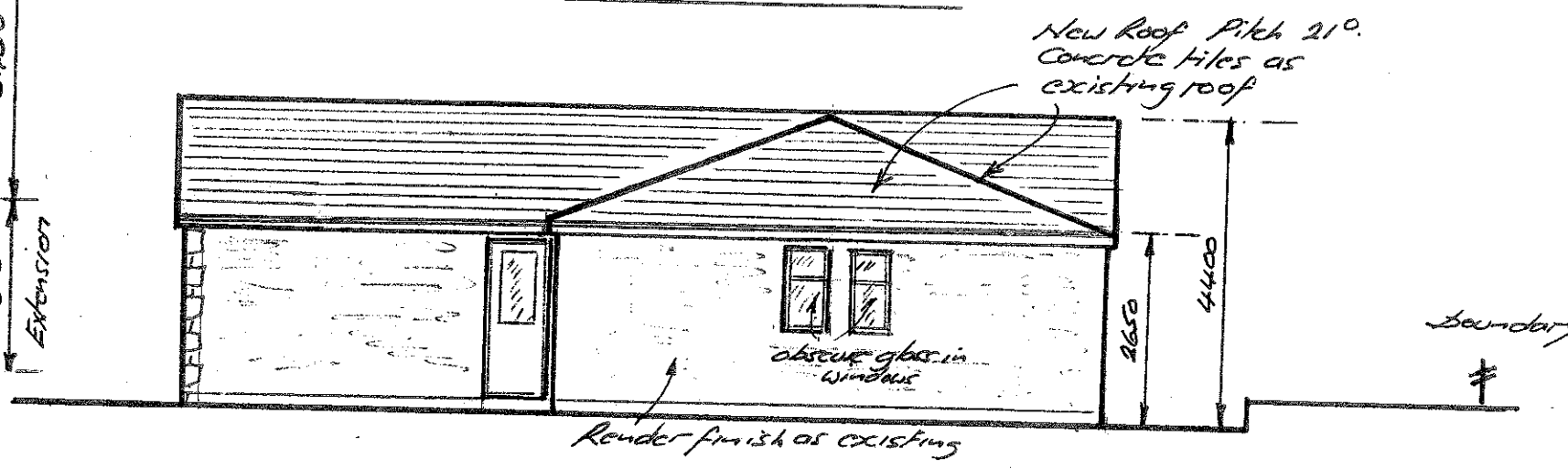
Rev 'A' - Timber Cladding Retained
Extension Dimensions decreased

320140373P

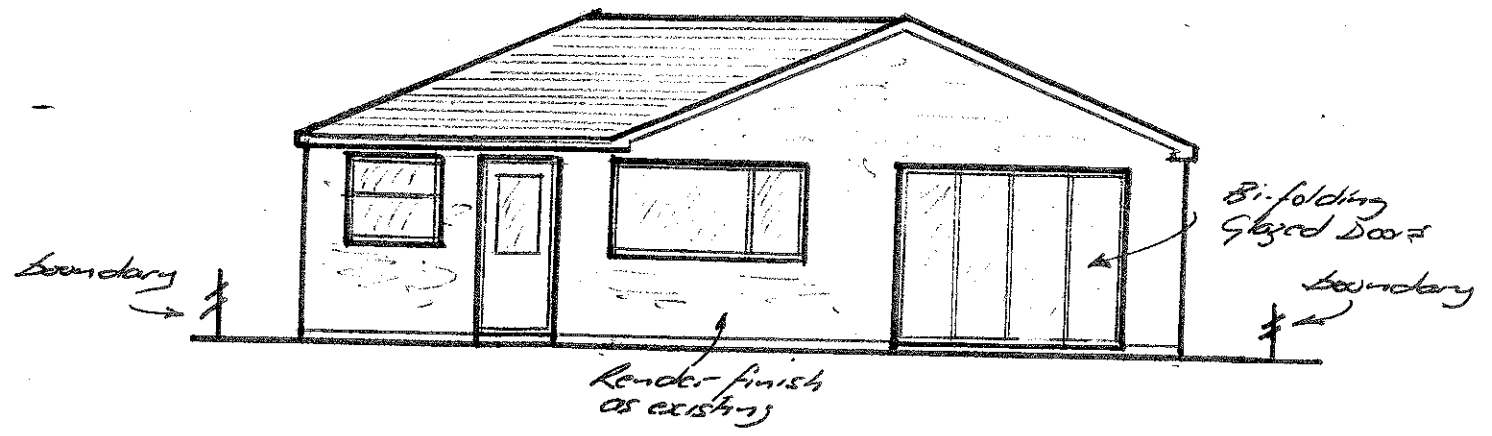
- 1 MAY 2014



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 'A'



PROPOSED REAR ELEVATION

**PROPOSED EXTENSIONS
TO BUNGALOW
'MILLHEAD'
BEECHTHORPE AVENUE
WADDINGTON**

Scale 1:100

