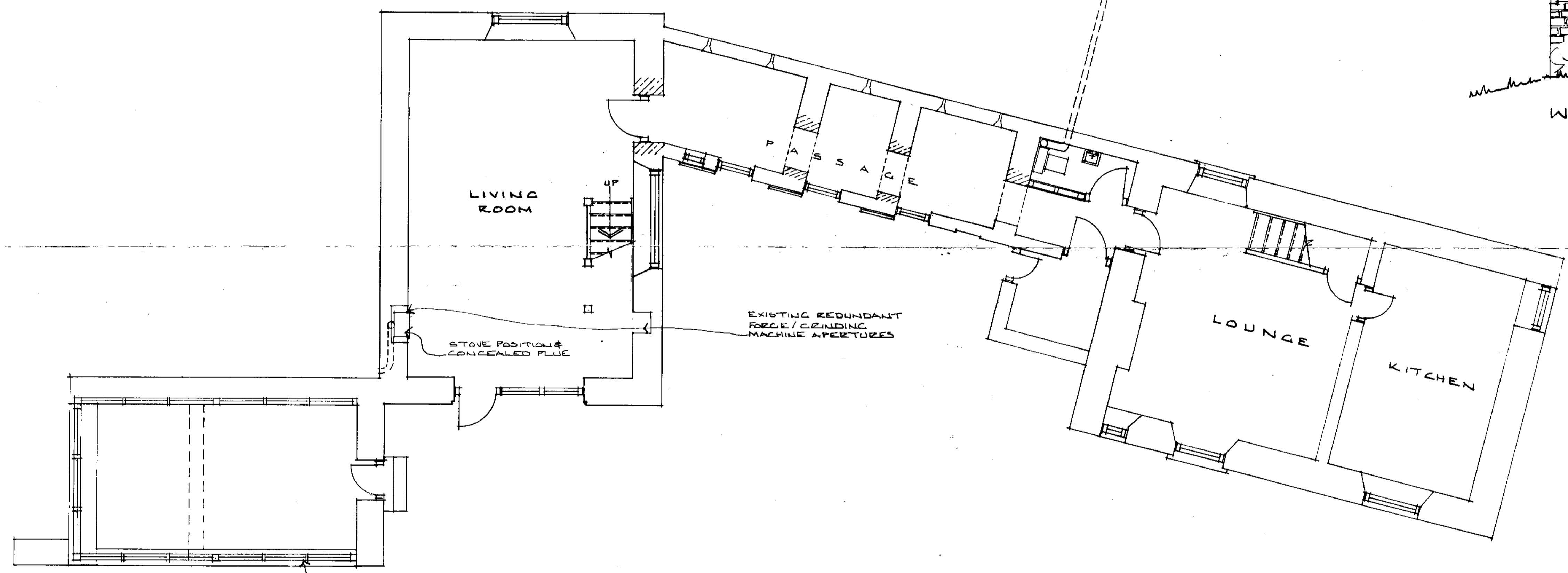
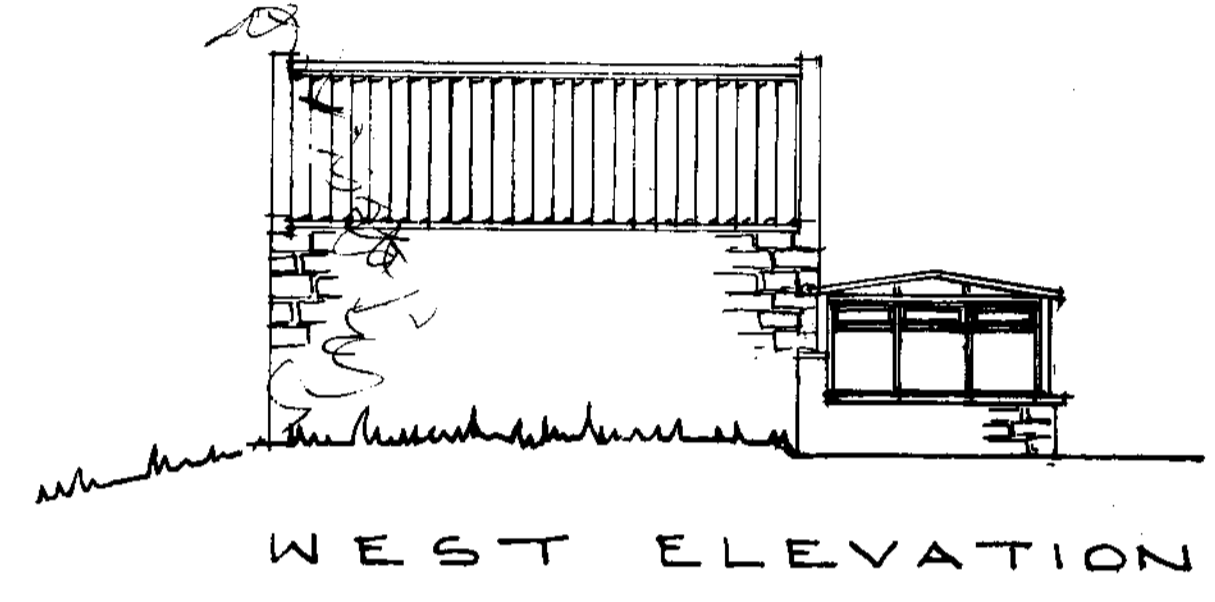
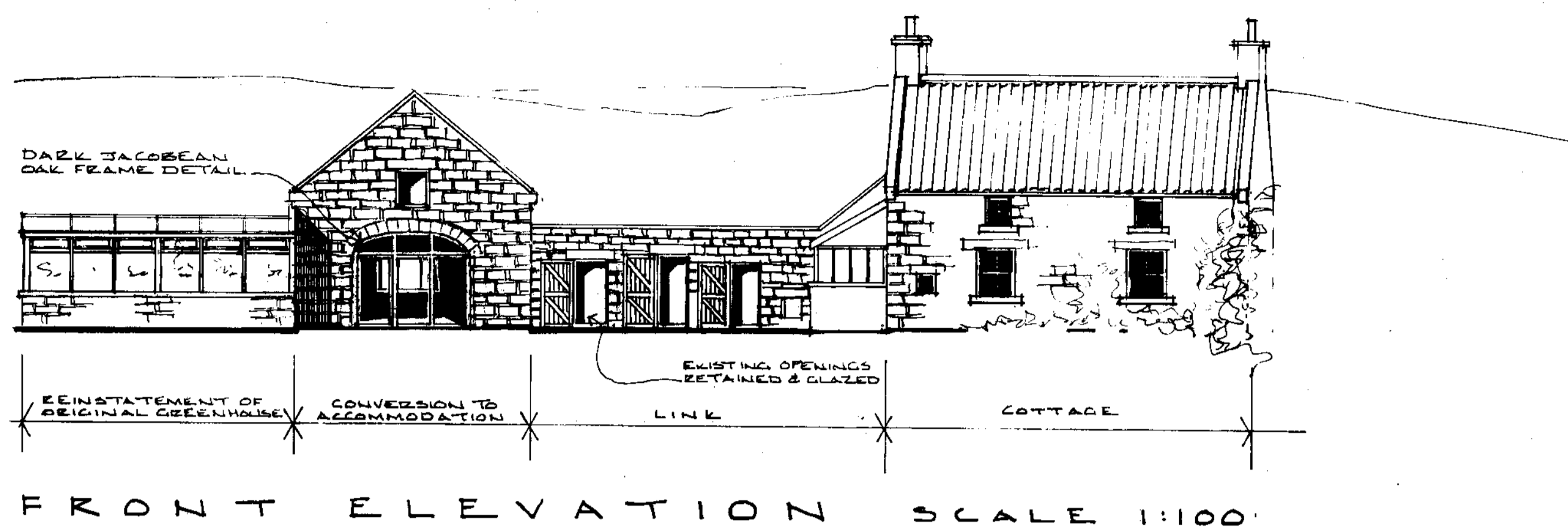
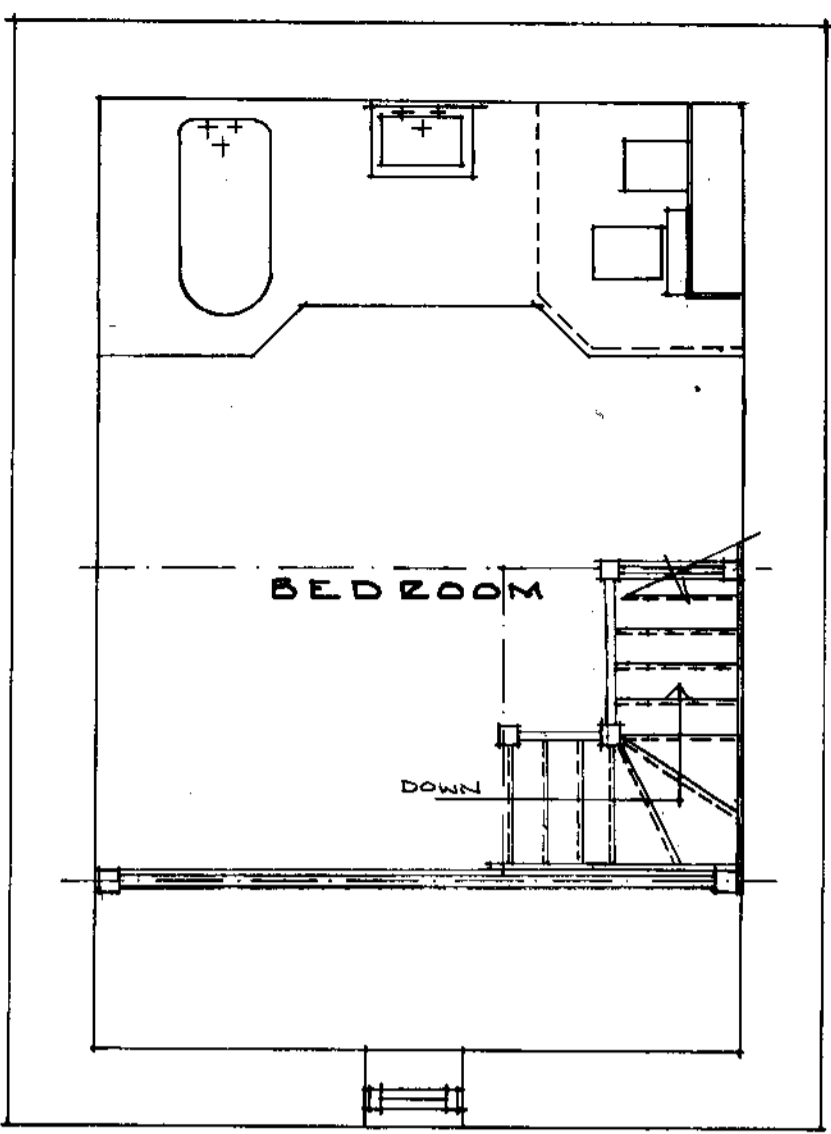


FIRST FLOOR PLAN 1:50



RESTORE GREENHOUSE TO ORIGINAL SIZE. MATCHING SANDSTONE BASEWALL. TIMBER GREENHOUSE FRAME COLOUR: DE GREEN

GENERAL ARRANGEMENT SCALE 1:50

NYMNP
-8 OCT 2008

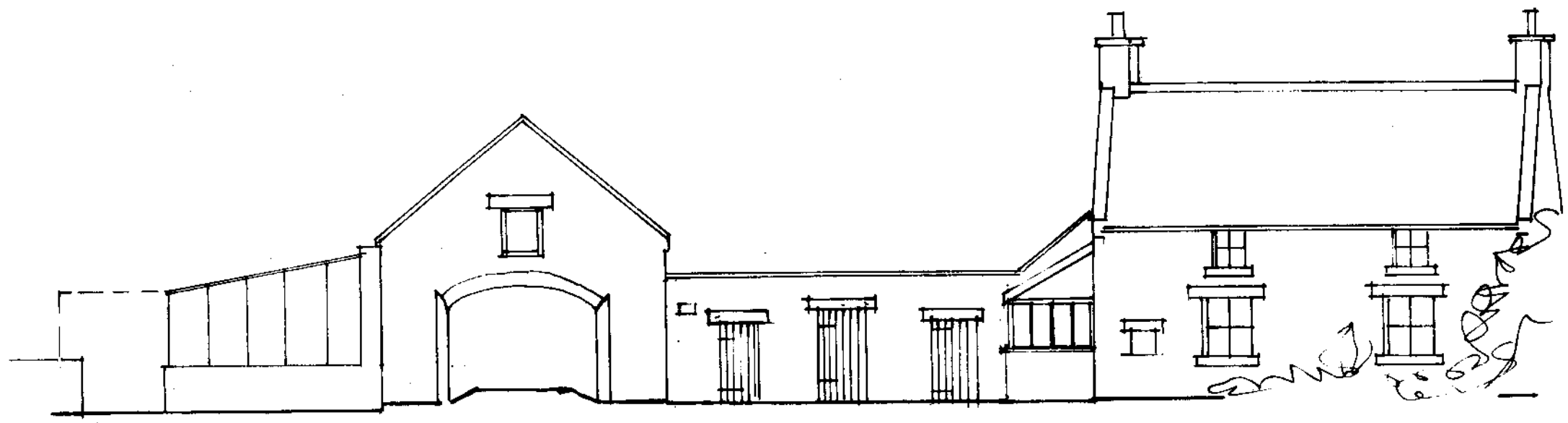
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B	SCHEME REVISIONS	TC	AUG 08
A	SCHEME REVISION	TC	SEP 06
No.	DESCRIPTION	CHK'D/APP'D	DATE
ALTERATIONS			

PROPOSED ALTERATIONS TO ALLANTOFT COTTAGE, GREENEND. SCHEME DRAWING

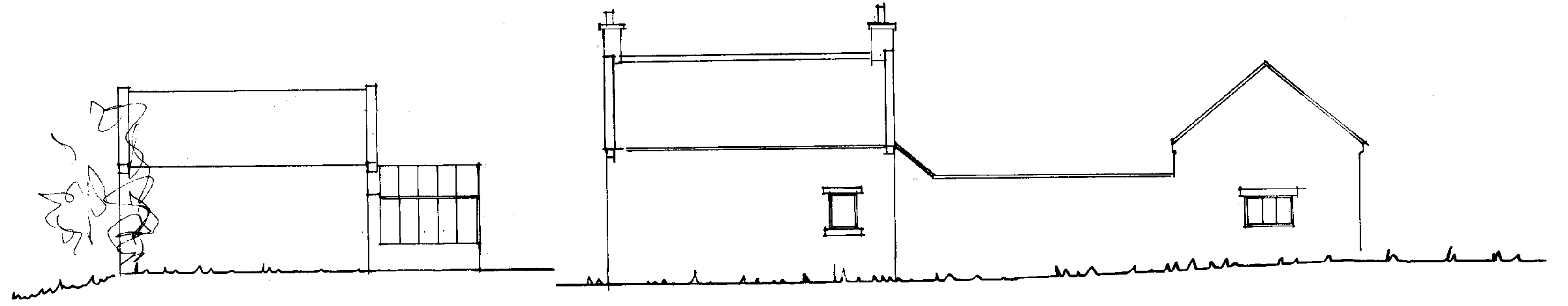
CLOSE, GRANGER, GRAY & WILKIN
 BUILDING AND ENGINEERING CONSULTANTS
 28 MARKET PLACE, GUISBOROUGH, CLEVELAND. TS14 6HF
 Tel. 01287 635616

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
T.D.C.				SEPT 06	3/20/06

DRAWING No. 03

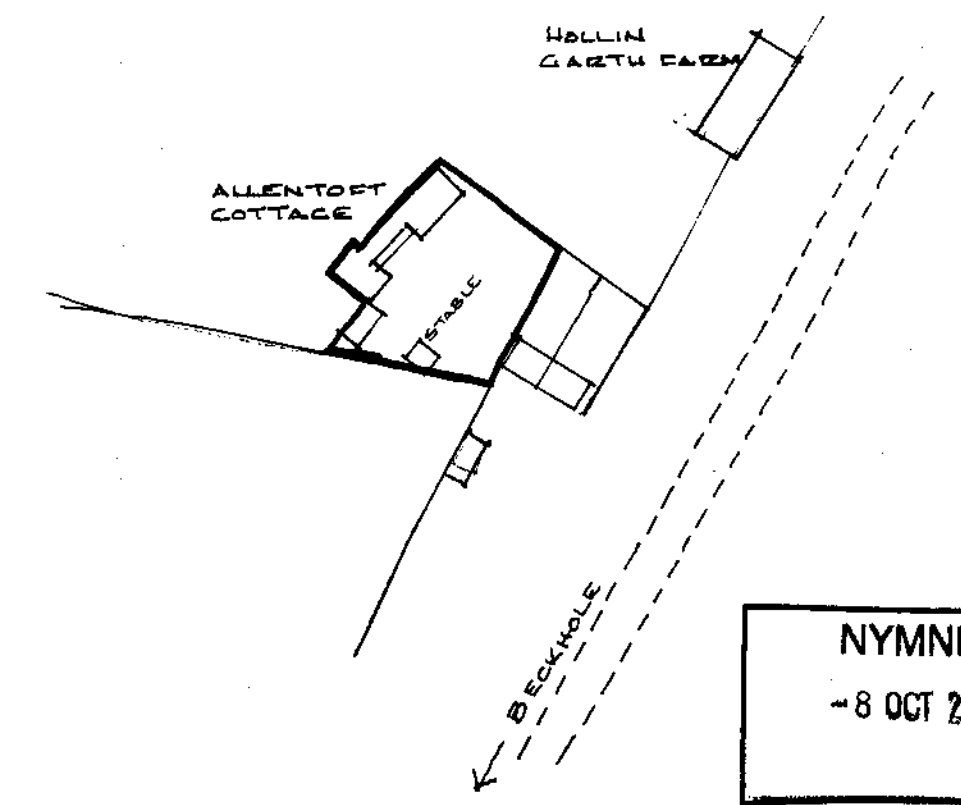
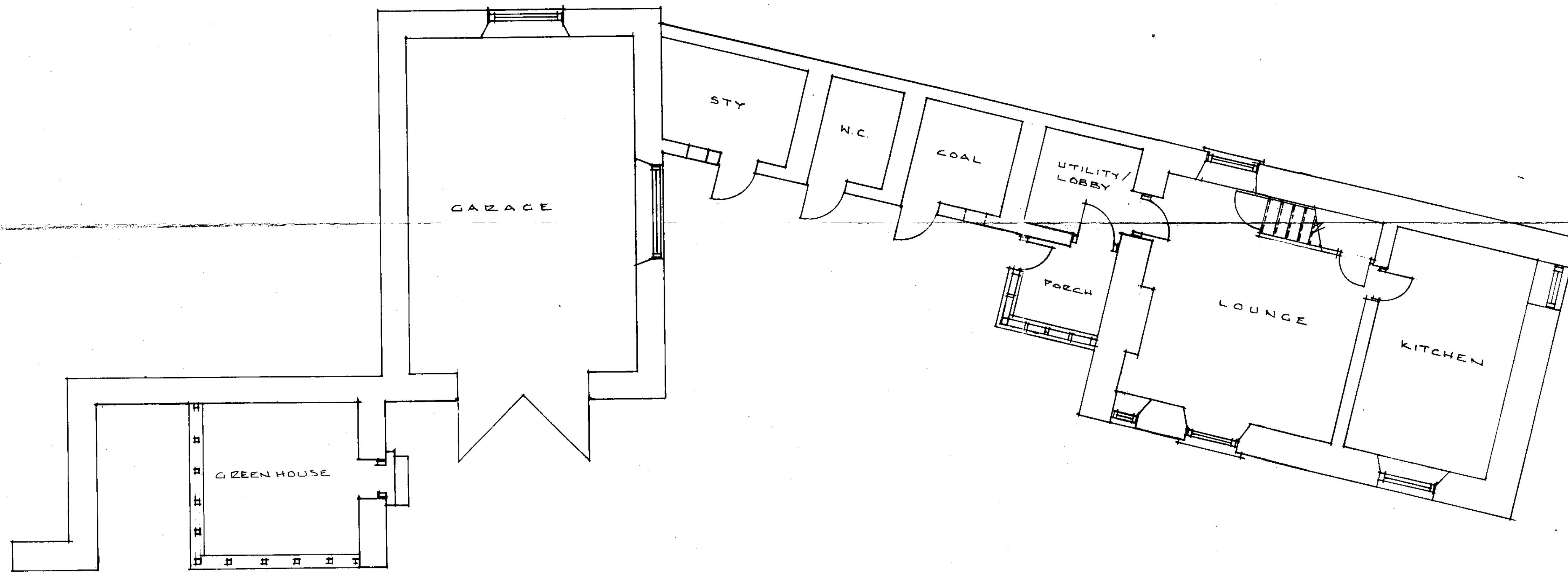


FRONT AS EXISTING



WEST AS EXISTING

REAR AS EXISTING



LOCATION 1:1250
GRID REF NZ 823029

NYMNP
-8 OCT 2008

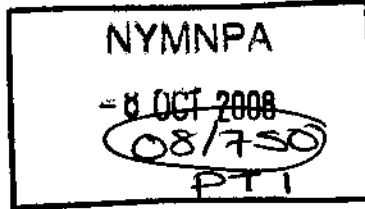
No.	DESCRIPTION	CHK'D	APP'D	DATE
	ALTERATIONS			

PROPOSED ALTERATIONS TO
ALLANTOFT COTTAGE. SURVEY PLAN

CLOSE, GRANGER, GRAY & WILKIN
BUILDING AND ENGINEERING CONSULTANTS
28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF
Tel. 01287 635616

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
TIM CLOSE				AUG 06	1:50

DRAWING No. 02



North York Moors National Park Authority
The Old Vicarage
Bundock
Helmsley
York
YO62 5EP
Telephone: 01430 77657
Email: nymp@nymp.gov.uk
Website: www.moors.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	2. Agent Name and Address
Title: <input type="text" value="MR&MS"/> First name: <input type="text" value="ANDREW & GAIL"/>	Title: <input type="text"/> First name: <input type="text"/>
Last name: <input type="text" value="FIDLER"/>	Last name: <input type="text" value="CLIVE GRANGER GRAY & WILKIN"/>
Company (optional): <input type="text"/>	Company (optional): <input type="text"/>
Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>
House name: <input type="text" value="VILLAGE STORES"/>	House name: <input type="text"/>
Address 1: <input type="text" value="COATHLAND"/>	Address 1: <input type="text" value="28 MARKET PLACE"/>
Address 2: <input type="text"/>	Address 2: <input type="text"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text" value="WHITBY"/>	Town: <input type="text" value="GUISBOROUGH"/>
County: <input type="text" value="NORTH YORKSHIRE"/>	County: <input type="text" value="NORTH YORKSHIRE"/>
Country: <input type="text"/>	Country: <input type="text"/>
Postcode: <input type="text" value="YO22 5LX"/>	Postcode: <input type="text" value="TS14 6HF"/>

3. Description of Proposed Works

Please describe the proposed works:

CONVERSION OF BYRES AND OUTBUILDING TO CREATE
EXTENSION TO LIVING ACCOMMODATION, AND
CONSTRUCTION OF NEW GREENHOUSE IN POSITION
OF ORIGINAL UNIT

3. Description of Proposed Works (continued)

Has the work already been started without planning permission? Yes No
 If Yes, please state when the works were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the work already been completed without planning permission? Yes No
 If Yes, please state when the works were 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: **ALLANTOFT COTTAGE**

Address 1: **GREENEND**

Address 2: _____

Address 3: _____

Town: **WHITBY**

County: **NORTH YORKSHIRE**

Postcode (optional): **YO22 5LG**

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):

NYMNPA
- 8 OCT 2008

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: **ANDREW MUIR**

Reference: _____

Date (DD MM YYYY): _____
 (must be pre-application submission)

Advice given:

BY TELEPHONE

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, indicating the scale, which trees by giving them numbers e.g. T1, T2 etc. and state the reference number of any plans or drawings:

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	DRESSED & RANDOM STONE	SAME	<input type="checkbox"/>	<input type="checkbox"/>	
Roof		RED CLAY PANTILES	<input type="checkbox"/>	<input type="checkbox"/>	NYMNPA - 8 OCT 2008
Windows	TIMBER CASEMENTS	SAME	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	FRAMED, LEDGED, BRACED & BATTENED	SAME	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	INFORMAL STONE	SAME	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)	EXISTING 12' X 12' STABLE	RETAINED AS GARDEN STORE	<input 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 02 & 03c

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:

Date (DD/MM/YYYY):

1/10/08

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

NYMNPA
- 8 OCT 2008

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: <input checked="" type="checkbox"/> | 3 copies of a design and access statement where proposed works fall within one of the following designated areas: <input checked="" type="checkbox"/> | The correct fee: <input checked="" type="checkbox"/> |
| 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: <input checked="" type="checkbox"/> | <ul style="list-style-type: none"> • National Park • Site of special scientific interest • Conservation area • Area of outstanding natural beauty • World Heritage Site • The Broads | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input checked="" type="checkbox"/> |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/> | | 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input checked="" type="checkbox"/> |

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:

Date (DD/MM/YYYY):

1/10/08 (date cannot be pre-application)

NYMNPA
- 8 OCT 2008

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:

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 correct fee: The original and 3 copies of the following documents:

The completed and dated application form <input checked="" type="checkbox"/>	The completed, dated Article 7 Certificate (Agricultural Holdings) <input checked="" type="checkbox"/>	A design and access statement where proposed works fall within one of the following designated areas: <input checked="" type="checkbox"/>
A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north <input checked="" type="checkbox"/>	The completed, dated Ownership Certificate (A, B, C or D - as applicable) <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • National Park • Site of special scientific interest • Conservation area • Area of outstanding natural beauty • World Heritage Site • The Broads
Other plans and drawings or information necessary to describe the subject of the application <input checked="" type="checkbox"/>		

DESIGN AND ACCESS STATEMENT

FOR PROPOSED ALTERATIONS

TO

ALLANTOFT COTTAGE, GREENEND

NYMNP A

- 8 OCT 2008

INTRODUCTION

The property is a late 17th Century / early to mid 18th Century farmhouse with later extended byres and attached workshop / cart house, and glasshouse. At present the house is a dwelling with no attached farmland or entitled common grazing and the byres and cart house are used for domestic storage and garaging. There is also a detached loose-box stable.

The cottage is built in dressed sandstone with a pantiled roof in the traditional vernacular style.

The byres are in dressed stonework with a monopitched pantiled roof slope facing the valley. Internal features suggest that the byres were originally for pigs and poultry.

The workshop / cart house is built in dressed sandstone but has a more modern corrugated sheet roof. This building has a front facing gable with finely dressed, coursed and detailed sandstone which includes an arched double-doorway. Internal features suggest that this building has been used for an axle driven mill or workshop with opposing part infilled apertures to each flank wall. There is evidence of a there having been a former fire flue but it is not possible at this stage to state whether this was from a forge or stove.

The proposals are to extend the modest living accommodation from the cottage via a through-way along the line of byres to the cart house where a living room and upper

bedroom are planned. It is also proposed to reinstate the glasshouse as a domestic greenhouse.

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= 8 OCT 2008

THE DESIGN

The proposals involve the partial dismantling of the byre internal dividing walls, retaining the wall nibs, to create a passageway with w.c and seating areas. It is intended to retain and refurbish the existing byre doorway joinery and glaze the opening with non-reflective glass.

A new structural opening is proposed to connect into the cart house and this building section is to be refurbished incorporating a new insulated structural floor, lime-based rendered walls – retaining the existing but obsolete workshop details. It is proposed to install a cast-iron stove into one of the axle / drive shaft apertures. A timber staircase is proposed to serve the first floor bedroom area. It is planned to re-roof this building with hand-made red clay pantiles, incorporating conservation-type rooflights.

It is planned to incorporate solar panels to the byres roof slope of which there would only be a narrow-distance view.

It is proposed to retain the existing stable for garden furniture and equipment.

ACCESS

The proposals will achieve the requirements of Part M of the Building Regulations without undue modification.

John Drewett
Ecological Consultant

Allantoft Cottage, Green End,
Goathland, Whitby, YO22 5LG
Bat survey report
10 November 2008



NYMNP
14 NOV 2008

John Drewett BSc (Hons) Ecological Consultant
Dewettig Farm, Laxey, York YO23 8DQ
Tel: 01904 437773 Fax: 01904 437774

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6 Method statement 10

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8 References 11

Record of report and revisions

Date	Details	Issued by
10 November 2008	Original report	John Drewett

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14 NOV 2008

1 Summary

- 1.1.1 A bat survey of outbuildings at Allantoft Cottage, Green End was commissioned by Andy Fiddler in October 2008.
- 1.1.2 The survey was carried out on 29 October 2008.
- 1.1.3 No evidence of use by bats was found during the survey.
- 1.1.4 The site has only limited potential for roosting bats in the roof of the single storey building which links the house to the garage.
- 1.1.5 It is considered unlikely that the proposed development will have an adverse impact on bats.
- 1.1.6 A method statement is included in this report which should be followed during works. It is considered that this will minimise the risk to any bats which might use the buildings on a casual basis.

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2 Introduction

2.1 Site description

Site name and address:	Allantoft Cottage, Green End, Goathland, Whitby, YO22 5LG		
OS Grid Ref.	NZ823029	Altitude	120m
Local Planning Authority:	North York Moors National Park Authority		
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings (more or less complete)	✓	✓	Surveyed garage and outbuilding joined to house. Other houses and farm buildings adjacent.
Bridges, culverts, tunnels		✓	Railway bridge and river bridge in Beck Hole
Trees		✓	Woodland in valley and beyond river to west
Rivers or streams bordered by trees		✓	Murk Esk 400m to west
Gardens	✓	✓	
Livestock		✓	Sheep
Improved grassland		✓	
Unimproved / semi-improved grassland		✓	

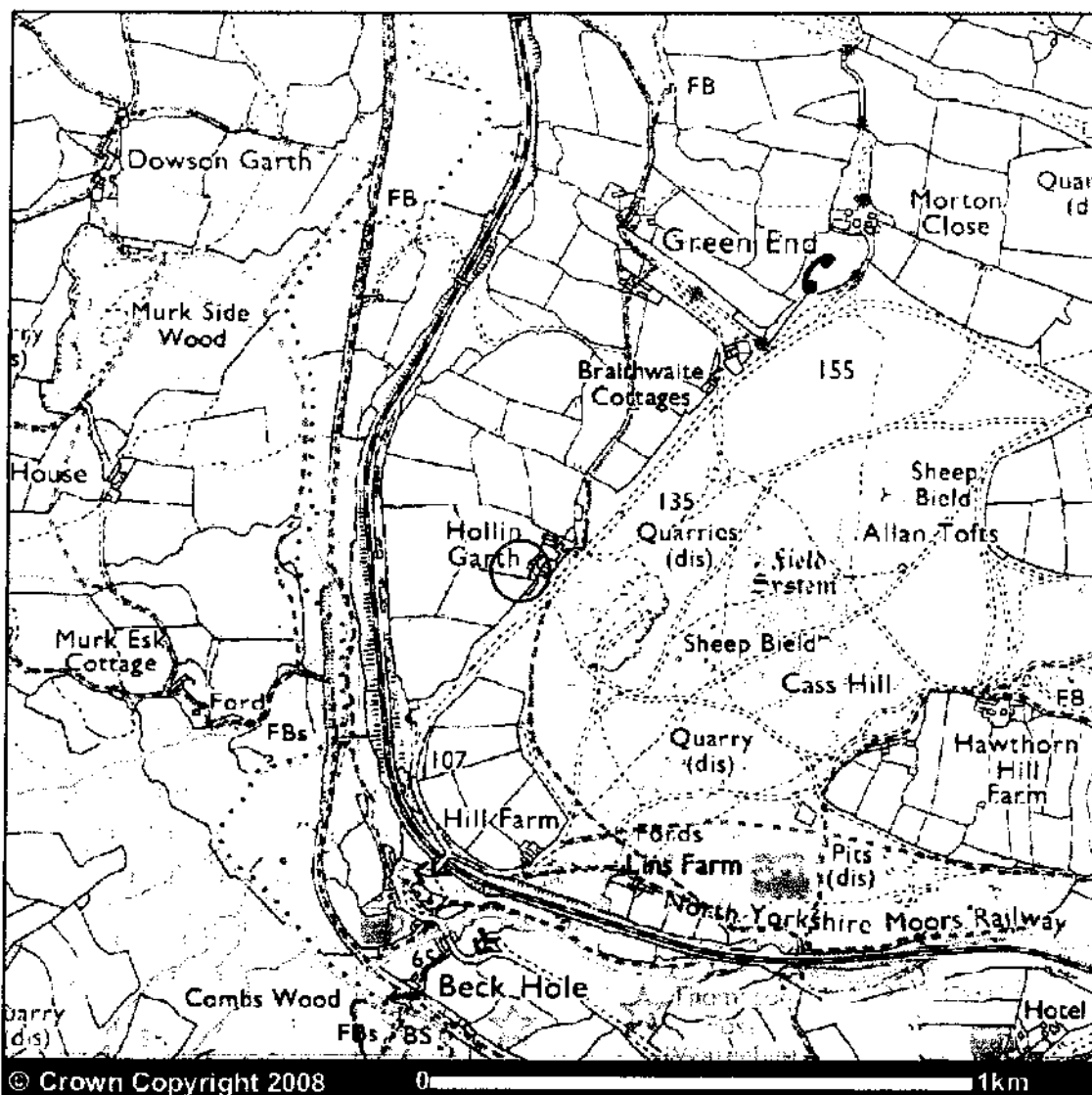


Fig. 1 Site location plan

2.2 Proposed works

2.2.1 The proposal is to re-roof the garage and convert it to form an extension to the existing dwelling house. The other outbuildings between the garage and house will be converted to form a walk through link between the two parts of the dwelling.

2.3 Aims of survey

- 2.3.1 The survey was carried out to establish the following:
- Likelihood of particular buildings to support bats
 - The presence or absence of bats e.g. in a particular building
 - Specific features used within the survey area by roosting bats
 - Bat behaviour that may be affected by the proposed activity or development in terms of emergence, foraging, commuting or mating

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3 Methodology

3.1 Desk study

- 3.1.1 Information concerning designated sites was obtained from www.magic.gov.uk.
- 3.1.2 Information regarding bats previously recorded at the site or within 2km was obtained from North Yorkshire Bat Group.

3.2 Field survey

3.2.1 The following personnel took part in this survey:

Surveyor	Natural England Licence No. or status
John Drewett BSc. (Hons.), MIEEM	20081159 (Conservation & scientific)

3.2.2 The following activities were carried out during this survey:

- An examination and assessment of the site and habitats present within 300m
- An examination of each building to record its main structural features and condition and to identify features that may be suitable for roosting bats
- The making of a photographic record of the site, its features and any evidence of bats to illustrate the findings in this report
- A detailed check of the interior and exterior of buildings to look for bat droppings; feeding remains such as moth & butterfly wings; live bats; dead bats; stains and marks on surfaces indicating regular use by bats

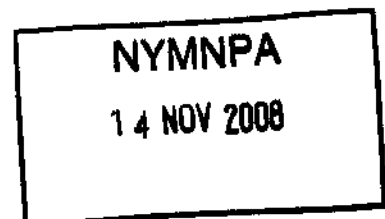
3.2.3 The following equipment was used in conducting this survey:

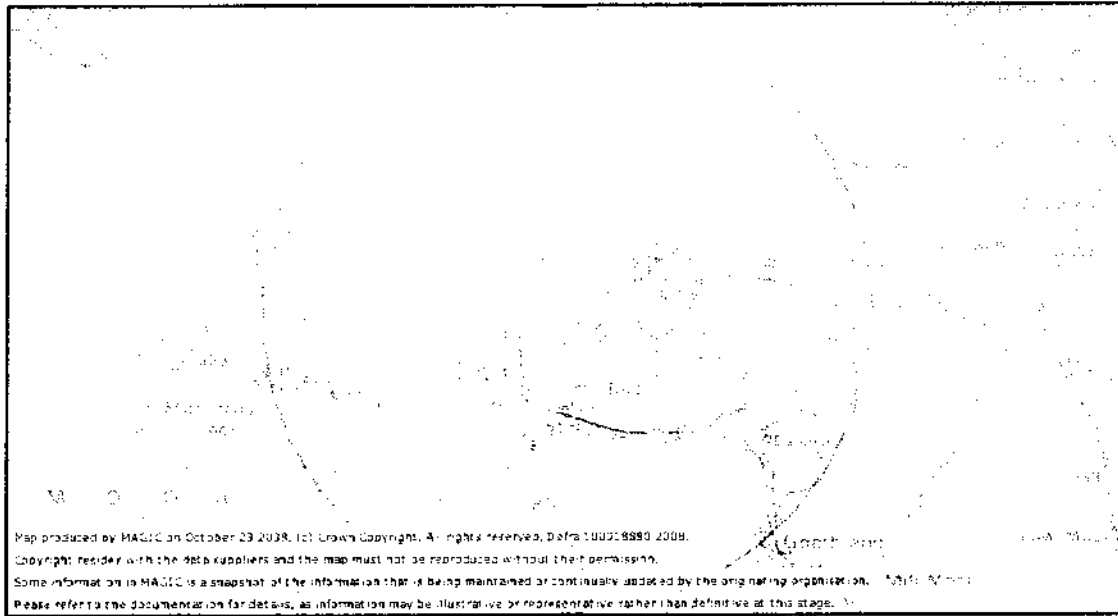
- Digital camera
- Powerful torch

4 Results

4.1 Desk study

4.1.1 The map below shows the location of sites designated for their conservation interest within the vicinity of the site. The large areas shaded green with diagonal blue hatching and horizontal orange hatching are part of the North York Moors Special Protection Area, Special Area of Conservation and Site of Special Scientific Interest (SSSI). The area shaded green is Beck Hole SSSI.





4.1.2 The following records of bats previously recorded within 2km of the site were supplied by North Yorkshire Bat Group.

Species	Site	Grid ref.	Date	Comment	NYMNP 14 NOV 2008
Brown Long-eared Bat	Honeybee Nest Cottage, Egton Grange, Whitby	NZ811048	28 May 2002	Roost	
Pipistrelle species	Beck Hole	NZ813018	28 Jul 1977		
Brown Long-eared Bat	Murk Esk Cottage, Goathland	NZ817027	02 Aug 2004	Summer roost	
Natterer's Bat	Beck Hole mine	NZ8202	19 Oct 2003		
Whiskered Bat	Beck Hole mine	NZ8202	19 Oct 2003		
Unknown	Planters Cottage, Beck Hole	NZ8202	14 Jun 2006	Miles Worrone has dealt with bees at the property. Owners think two species of bat roosting.	
Unknown	2 Ivy Cottages, Green End, Goathland	NZ8203	24 Jun 2002	Summer roost	
Pipistrelle species	2 Ivy Cottages, Green End, Goathland	NZ8203	10 Sep 2003	Summer roost	
Pipistrelle species	2 Ivy Cottages, Green End	NZ823029	24 Oct 2006	Summer roost	
Unknown	Glen Head, The Orchard, Goathland	NZ8301	30 Sep 2002	Non breeding roost	
Unknown	Birch House, Goathland	NZ8301	17 Jul 1986		
Soprano Pipistrelle	Station House, Goathland	NZ837016	15 Jun 2001	Summer roost	

4.2 Field survey

4.2.1 Descriptions of each building are given below along with information about any evidence of bats found within and potential for roosting bats.

Building	Wall	Roof	Evidence of bats	Bat roost potential	Comments
Garage (2-storey)	Solid stone walls. Exterior well pointed, interior with a few small crevices.	Corrugated sheeting, unlined. Supported on regular, medium sized timbers. No gaps in timber joints. Gap above ridge boards but too open for bats. Some transparent panels in roof.	None	Minimal. Some gaps beneath coping stones on exterior.	No loft space. Upper floor very light due to large windows at gable ends. Mouse droppings located.
Outbuildings (single storey)	Solid stone, well pointed.	Mono-pitched roof, facing NW, pantiles over sarking boards. In good condition. Looks recently replaced.	None	Minimal. Possibility that gap between tiles and boards could be used, but likely to be too cold.	



Fig. 2 Garage exterior from garden

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14 NOV 2008



Fig. 3 Garage from fields

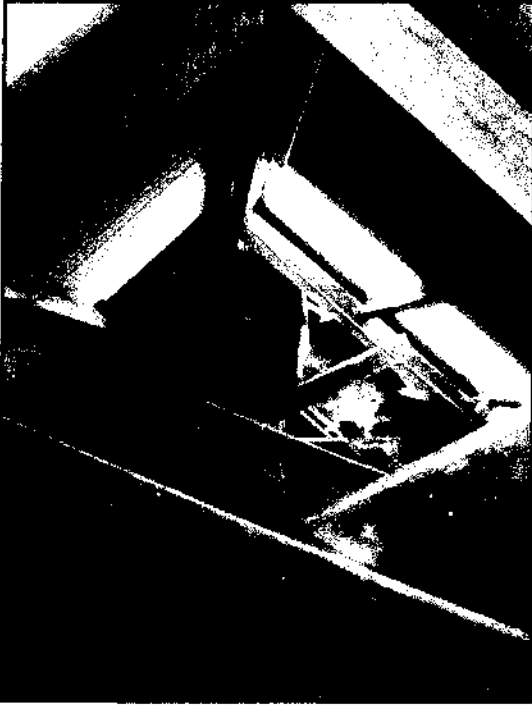


Fig. 4 Interior of garage roof



Fig. 5 Link building from garden



Fig. 6 Link building rear



Fig. 7 Roof interior, link building

5 Assessment

5.1 Summary and evaluation of findings

- 5.1.1 The site is in a rural location close to woodland and freshwater. Such sites are favoured by roosting bats. However, the surveyed buildings are fairly exposed and the garage has no potential for roosting bats in the roof. There is some very limited potential in the roof of the single storey outbuildings, but the roof of this building faces north-west, so will be cold and relatively unattractive to bats.
- 5.1.2 There are some gaps under coping stones on the garage which could be suitable for roosting bats, especially on a casual basis. The nearby Brow Cottage was surveyed in 2007 and a small number of individual Pipistrelle bats were recorded there, so care will need to be taken during works in case individual bats also use this site.

5.1.3 It is considered unlikely that the proposed development will have an adverse impact on bats, but the method statement in section 6 should be followed during any works.

5.2 Constraints on survey information

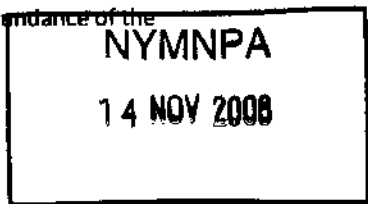
Constraint	Significance
Time of year	The survey was undertaken in late October when most bat roosts have already dispersed for the season. This makes it impractical to carry out emergence surveys. This can lead to roost sites in small crevices being overlooked. In this case it is considered that the available suitable crevices are so few that this constraint is insignificant.

5.3 Legislation and policy guidance

5.3.1 Bats receive protection under the Wildlife and Countryside Act, 1981 (as amended) and under the Conservation (Natural Habitats &c.) Regulations, 1994 (as amended).

5.3.2 It is an offence to:-

- Deliberately capture (or take), injure or kill a bat
- Intentionally or recklessly disturb a group of bats where the disturbance is likely to significantly affect the ability of any significant group of animals of that species to survive, breed, rear or nurture their young or likely to significantly affect the local distribution or abundance of the species, whether in a roost or not
- Damage or destroy the breeding or resting place (roost) of a bat
- Possess a bat (alive or dead), or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost
- Sell (or offer for sale) or exchange bats (alive or dead), or parts of bats



5.3.3 The Convention on Biological Diversity, signed in Rio de Janeiro, Brazil in 1992, requires states to develop national strategies and to undertake a range of actions aimed at maintaining or restoring biodiversity. The UK Biodiversity Strategy was produced in response to the Convention.

5.3.4 Individual Species Action Plans (SAPs) have been developed to address the causes of decline for those species that have been identified as priorities for UK conservation action. Country-level lists contain species considered of national importance in biodiversity strategies. The current list includes Bechstein's Bat, Greater Horseshoe Bat, Lesser Horseshoe Bat, Barbastelle, Noctule, Soprano Pipistrelle and Brown long-eared bat. At a more local level there are Local Biodiversity Action Plans for smaller geographical areas which may cover a greater or lesser range of bat species.

5.3.5 In England & Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, "to have due regard, as far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". It notes that "conserving biodiversity includes restoring or enhancing a population or habitat".

5.3.6 Where it is proposed to carry out works which will have an adverse impact on bats or on a bat roost, a European Protected Species (EPS) licence must first be obtained from Natural England, even if no bats are expected to be present when the work is carried out.

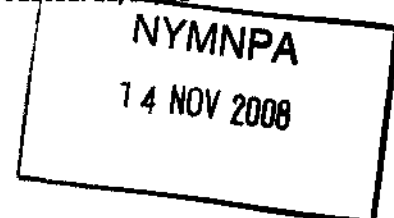
5.3.7 An EPS licence application requires details of the proposed works, the bats which may be affected and the mitigation proposed to maintain the favourable status of bats in the region. The application is usually drawn up on behalf of the client by a specialist ecological consultant. The consultant is likely to be required to check that work is proceeding in accordance with the method statement and to also carry out monitoring of the impact on bats for sometime after completion of the works.

- 5.3.8 When considering an application, the Natural England licensing section may consult with the local planning authority and specialist conservation staff. This process may take a considerable length of time. Natural England presently states that it aims to make a decision on an application within 30 working days of receipt. There is no guarantee that a licence will be granted and no fast track process to obtaining a licence. Applications can only be made once planning permission has been granted (where appropriate).
- 5.3.9 EPS licences can only be issued if Natural England is satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.
- 5.3.10 PPS9: Biodiversity and Geological Conservation is the relevant national planning statement in relation to protected species. It provides guidance on how the Government's policies on nature conservation should be implemented through the land use planning system. PPS9 states that "the aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. Where granting planning permission would result in significant harm to those interests, local planning authorities will need to be satisfied that the development cannot reasonably be located on any alternative sites that would result in less or no harm. In the absence of any such alternatives, local planning authorities should ensure that... adequate mitigation measures are put in place... If that significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused.

6 Method statement

6.1.1 The following method statement should be followed during works to ensure that all potential impacts on bats are minimised.

Work requiring mitigation	Reason for mitigation	Advice and methodology to follow
Repair or replacement of roofs	To minimise risk of death or injury to bats	During repair or replacement of the pantile roof special care must be taken to ensure that any bats present are not injured or killed. Roof tiles (especially at the ridge and eaves) should be lifted vertically and the undersides checked for the presence of bats. If any bats are found work in that area must stop until further advice is obtained.
Timber treatment	To avoid poisoning of bats	If timber treatment is necessary this must be done at the same time as other roof works. Timber treatment chemicals can be harmful to bats so 'bat-friendly' products based on permethrin or cypermethrin only may be used. Even these can harm bats which come into direct contact with them, so a careful check must be made for bats before spraying begins. If bats are present spraying must not take place.
Pointing of masonry	To avoid entombing bats	Some bats may be found roosting in small crevices in masonry which are to be pointed. It is therefore important that such crevices are checked prior to pointing up. Crevices as narrow as 15mm may be used by bats. If bats are present, stop work and seek further advice. When bats hibernate in winter they can be concealed deep in crevices and are unable to quickly move if disturbed. This presents a serious risk of them being entombed. Therefore, avoid pointing during cold weather and between November and February.
External pointing of walls	To maintain hibernation potential in external walls	Gaps should be left in the external wall during pointing. The gaps should slope up slightly to shed water and have a height of 18mm (range 15-20mm) and be a minimum of 80mm wide. These are best achieved by inserting a batten in the wall prior to pointing and removing this once the mortar has set. These gaps should be on the north and west sides of the building and not above windows or



	doorways.
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7 Brief summary of bat biology

- 7.1.1 Bats are the only mammals to have developed powered flight. They are the second largest group of mammals in the world, with almost 1000 different species. In Britain 17 species occur, with the variety generally declining northwards. All British bats feed solely on invertebrates.
- 7.1.2 British bats live in crevices in trees, caves, buildings, bridges, tunnels and other structures. They are long-lived animals which use roost sites to which they return in subsequent years. In summer females are generally colonial, each species gathering together in warm maternity roosts to give birth to their single young. Males often spend the summer singly or in smaller groups. Bats may use several different roosts over a summer, moving between sites depending on prevailing weather and other conditions.
- 7.1.3 In winter bats hibernate. During hibernation their body temperature falls close to the ambient temperature of their chosen hibernaculum and their heart rate and metabolism drop dramatically. In this state they use little energy, allowing them to survive until spring on their fat reserves. They are very sensitive to temperature changes which cause them to wake, a process which uses considerable energy. Repeated arousal in winter can threaten their survival. Many species hibernate in cool, stable underground sites such as caves and tunnels.
- 7.1.4 For more than 50 years bats have undergone a major decline in numbers. The reasons for these declines are many and varied, but include destruction of roost sites, a reduction in insect prey and direct and indirect poisoning from toxic chemicals. Even our commonest species, the Pipistrelle bats, have declined by more than 60% in recent years.
- 7.1.5 The survival of a colony of bats depends on there being a range of suitable summer roost sites, hibernation sites and feeding areas within a reasonable distance. For most species, these various sites must be linked by a more or less continuous network of linear features such as rivers, woodland edges and hedgerows, along which the bats commute from place to place (Limpens & Kapteyn 1991).

8 References

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- Mitchell-Jones A J (2004) *Bat mitigation guidelines*, English Nature.
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