



Gothic House
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**Technical Note: Response to Comments from Planning Ecology Officer Michael McCoy
Regarding Planning Application 26/00263/FUL**

The below comment(s) were received from Leicester County Council Ecology Officer Michael McCoy regarding a planning application located at Willow Farm, Stanton under Bardon (planning ref 26/00263/FUL). This document provides clarification for each comment individually.

Comment:

However, regarding building B1 which is proposed to be demolished, Photo 4: B1 interior shows the barn is double skinned with potential crevices for bats to roost.

Please can further photos be provided of the exterior and interior of building B1 to confirm the negligible roosting potential classification.

Response:

The apparent double-skinned area visible in Photo 4 shows an internal chicken house which was mentioned in para 4.43 of the PEA / BNG Report. This chicken house was built inside building B1 and itself was formed of a well-sealed, single skin of plywood, with no suitable PRFs. An internal inspection of the chicken house was carried out during the initial survey of the site on the 9th March 2026. During this inspection, no suitable PRFs were observed. The chicken house was also sealed with chicken wire which would prevent bats from entering.

The remainder of the building is as described in the report, with walls constructed of a single skin of vertical timber slats that were slightly overlapped. No suitable crevices were recorded which would provide suitable roosting features. Additional photos taken on the 9th March are provided in Appendix 1.

Alca Ecology trusts the above provides sufficient clarification for the comments received. If any further clarification is required, please don't hesitate to get in touch.

Appendix 1: Additional Photos of B1



Photo 1: External wall of chicken house (whole structure lies within B1)



Photo 2: Internal portion of chicken house showing well-sealed, single skinned plywood



Photo 3: External view of chicken house showing chicken wire



Photo 4: Building B1 interior wall



Photo 5: B1 exterior, showing same wall as Photo 4.