

PRELIMINARY BAT SURVEY REPORT

Lyndale, Lindridge Lane, Desford, Leicestershire



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Location: **Lyndale, Lindridge Drive, Leicestershire**
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Figure 1: Site Location Plan

1.0 INTRODUCTION

- 1.1 Protected Species Surveys Ltd was instructed by Mr Nick Alder to carry out a Preliminary Roost Assessment (PRA) of a detached garage at Lyndale, Lindridge Drive, Desford in Leicestershire to determine if there are any statutory constraints to the proposed works with regards to roosting bats and nesting birds in relation to a proposed extension of the garage. The PRA survey was carried out on 17th April 2026.
- 1.2 The PRA was carried out only in relation to the area of the proposed works where potential impacts to bats if present would be affected.
- 1.3 The surveyor has over 17 years' experience in the field of Ecological Consultancy experience and has held a Level 2 bat license for 14 years (Natural England License Licence Reference: 2025-86873-CL18-BAT).
- 1.4 The site comprises a single-storey brick-built detached garage at located at Lyndale, Lindridge Lane, Desford, LE9 9GN (Figure 1: Site Location Plan) (central OS grid reference: SK 47778 03966). The site is sett within a rural setting on the northern periphery of Desford. Residential houses border the southern extent of the site with mixed agricultural land to the north of the site leading to the wider area.

Site Proposals

- 1.5 Current proposals comprise the extension of the current single-storey detached garage.



Figure 1: Site Location (denoted by red circle)

2.0 LEGISLATION

Bats

- 2.1 The Wildlife and Countryside Act 1981 (WCA) protects bats and their roosts in England, Scotland and Wales. Some parts have been amended by the Countryside and Rights of Way Act 2000 (CROW) which applies only in England and Wales, and by the Nature Conservation (Scotland) Act 2004 which applies in Scotland.
- 2.2 The Conservation and Habitats Regulations 2010 (better known as the Habitats Regulations) implements the Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora. All bats are listed as 'European protected species of animals'
- 2.3 Under Regulation 41 of the Conservation of Habitats and Species Regulations 2010 it is illegal to:
- Deliberately capture, injure or kill any wild animal of a European Protected Species (EPS),
 - Deliberately disturb wild animals of an EPS (affecting ability to survive, breed or rear young) – disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young,
 - Deliberately disturb wild animals of an EPS (impairing ability to migrate or hibernate) – disturbance of animals includes in particular any disturbance which is likely to impair their ability in the case of hibernating or migratory species to hibernate or migrate,
 - Deliberately disturb wild animals of an EPS (affecting local distribution and abundance) – disturbance of animals includes in particular any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong,
 - Deliberately disturb wild animals of an EPS (whilst occupying a structure or place used for shelter or protection) – intentionally or recklessly disturb any wild animal while it is occupying a structure or place which it uses for shelter or protection,
 - Damage or destroy a breeding site or resting place of a wild animal an EPS.
- 2.4 Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to:
- Recklessly or intentionally kill, injures or take any wild animals included in Schedule 5.
 - Recklessly or intentionally damage or destroy, or obstruct access to any structure or place which any wild animal included in Schedule 5 uses for shelter or protection,

- Recklessly or intentionally disturb any such animal while it is occupying a structure or place which it uses for shelter or protection.

Birds

- 2.5 All common wild birds are protected under The Wildlife and Countryside Act 1981 (and as amended). Under this legislation it is an offence to:
- kill, injure or take any wild bird
 - take, damage or destroy the nest of any wild bird while it is in use or being built
 - take or destroy the egg of any wild bird
- 2.6 Certain rare breeding birds are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (and as amended). Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs/unfledged young.

3.0 METHODOLOGY

Preliminary Roost Assessment

- 3.1 The internal / external PRA survey was undertaken on 17th April 2026 to search for potential bat access points and evidence of bat activity in accordance with BCT, 2023¹.
- 3.2 A licensed bat worker from Protected Species Surveys (Natural England Licence Number: 2025-86873-CLS-CLS) with over 17 years' experience of bat work completed the building assessment of all buildings affected by the proposals within the site boundary.
- 3.3 The external elevations of the buildings were assessed for features that could provide suitable access points for bats. Such features comprise:
 - small gaps at the eaves;
 - gaps underneath over lapping asbestos roof sheeting;
 - gaps under lifted and raised flashings;
 - gaps in stonework and masonry where degradation of mortar has occurred.
 - gaps around or over the top of doors;
 - gaps at broken or missing windows;
 - gaps around wall ventilation points;
- 3.4 The internal building survey was focused on roof timbers and other cavities where bats could potentially roost. During the survey the evidence of current or previous occupation by bats was sought. Such evidence comprised:
 - the presence of dead or live bats;
 - concentrated piles or scattered bat droppings;
 - food remains such as insect wing fragments;
 - urine staining on woodwork, stored items or pipe work.
- 3.5 Where access to potential access points was possible a full inspection using an endoscope was completed to identify current or previous evidence of use such as the physical presence of bats or bat droppings. Indicators that potential access points had not recently been used included the presence of cobwebs and general detritus within the access. From this, features of likely / potential value for bats can be broadly identified and a decision made over the selection of locations for more detailed work if required.

¹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edn). Bat Conservation Trust, London.

Birds

- 3.6 During the survey evidence of current or previous usage of the building by other avifauna was also sought. Evidence sought included the presence of active or redundant nests in the building.

4.0 RESULTS

Preliminary Roost Assessment

- 4.1 The on-site building comprised a single-storey, brick-built, rendered detached garage with a pitched clay and concrete tiled roof (picture 1). Two garage doors were present on the northern aspect with boarded window along the western aspect. The garage appeared well maintained with clay pan-tiles on the eastern pitched roof and concrete interlocking tiles on the western pitch.



Picture 1: View of detached garage with rendered with concrete roof tiles

- 4.2 Internally, a roof void was present supported by modern machine roof trusses (picture 2). Bitumen underfelt lined the pitched roof. The internal gable ends were excessively cobwebbed, no evidence of bat droppings was observed within the roof void during the survey.



Picture 2: Internal view of the detached garage

- 4.3 No evidence of bats was observed during the PRA survey. The building was considered to offer negligible potential to support roosting bats.

Birds

- 4.4 During the building assessment no evidence of nesting birds was recorded.

5.0 DISCUSSION AND RECOMMENDATIONS

Site Proposals

- 5.1 Current proposals comprise the extension of the current single-storey detached garage.

Bats

- 5.2 The PRA carried out on 17th April 2026 by a licensed bat worker (2025-86873-CL18-BATS) considered the single-storey detached garage to offer negligible potential to support roosting bats.
- 5.3 Due to the negligible potential of the building bats are not considered a statutory constraint to the proposed works and no further surveys are



required.

- 5.4 In the unlikely event evidence of bats or bat droppings are discovered during the works, all works should immediately stop, and further advice sought from Natural England.

Birds

- 5.5 During the internal building assessment, no evidence of old / inactive bird nests was recorded. As such the presence of nesting birds is not a statutory constraint to the proposed demolition works.

- 5.6 In the unlikely event bird nests are confirmed prior to, or during works all works should stop and further advice sought.