



Gothic House
Barker Gate
Nottingham
NG1 1JU
07951 014150
bill@alcaecology.com

Technical Note: Response to Comments from Planning Ecology Officer Karley Khan Regarding Planning Application 26/00235/OUT

The below comments were received from Northwest Leicestershire District Council Planning Ecology Officer Karley Khan regarding a planning application located at 121 Station Road, Bagworth, Coalville, Leicestershire LE67 1BJ (planning ref 26/00235/OUT). This document provides clarification for each comment individually.

Comment: The building has been assigned 'negligible suitability for roosting bats'. However from the description and photos provided, there structure appears to be double-skinned, such that a space between the roof/walls and the internal wooden boarding is present. We request further information on the suitability of these features and potential access.

Response: The building was assessed by a Class 2 Licence holder (CL18 Bat Survey Level 2 - 2025-84667-CL18-BAT) with 7 years of experience in ecological consultancy.

The walls of the surveyed building were formed of breezeblocks in the lower portion and wooden boarding above, with corrugated sheet metal cladding which was attached around the entirety of the building which was tight to the wooden boarding. The thin metal cladding was considered unsuitable to support roosting bats due to the material's low thermal stability. Aside from lacking thermal stability, any access gaps at the base of the corrugated metal cladding were very low to the ground and access for bats was therefore suboptimal. Furthermore, the building was surrounded by large amounts of rubbish / clutter / vehicles which further limited flight lines / entry points for bats on many aspects.

The roof of the building was also formed of corrugated sheet metal, which was backed internally by thin wooden sheets which were damaged. Internal and external gaps were inspected for the presence of bats / bat droppings and no evidence of bats was recorded during the search. Again,

due to the low thermal stability of the corrugated metal roof, any areas between the roof and the thin wooden sheets were considered unsuitable to support roosting bats. In light of the above, the building was considered to be of negligible bat roost potential. This is in accordance with page 44 of the relevant guidance¹, which states:

Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

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.

¹ Bat Conservation Trust, 2023. Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London.

Appendix 1: Additional Photos of Building

