



Inspection and Supervision of roof tile removal
Barns at 102 Main Street
Nailstone
Nuneaton
Leicestershire
NGR SK41525 07053

Survey by
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1. Introduction

Planning permission has been granted for the conversion of barns at 102 Mail Street, Nailstone, Nuneaton, Leicestershire, centred at NGR SK41525 07053. Planning permission for conversion was issued by Hinckley and Bosworth Borough Council (permission reference 23/00518/FUL dated 26th May 2023.) The location of the site is shown on the plan within **Figure 1**.



Figure 1: Site location.

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Within the planning approval issued, planning condition 10 required that:

“No works to, or development of the barn (labelled building B3 in the CBE Consulting reports) or demolition of the adjoining stable block (B2) shall take place until a Precautionary Method of Working Strategy for bats has been submitted to and approved in writing by the Local Planning Authority.”

The Precautionary Working Method has been submitted to and approved by the Planning Authority. The Precautionary Working Method proposed consists of the following:

- Works to be completed outside of the main bat activity season
- Inspection before works starts by a licensed person
- Supervision of ridge and roof edge tile removal by a licensed person
- Record of works prepared with photographs for submission to the LPA.
- Installation of three permanent integral roost boxes and two artificial swallow nest sites recorded by the licensed person.

2. Assessment and Review of Previous Evidence

In accordance with the methodology the building was externally and internally inspected on the morning of 30th March 2026. Details of the conditions during the inspection are provided in the table below and photographs of the barn are also provided.

Date	Time	Location	Weather
30 March 2026	09.30 – 11.45	102 Mail Street, Nailstone, Nuneaton, Leicestershire	Overcast with clear spells. Wind 15mph from the west. Temperature 8°C humidity 79% at 1023hPa.
Accessibility	All areas of the site accessible to search for evidence of protected species but the roof structure is unsafe so parts of the internal roof, whilst seen, could not be closely inspected..		

The barns at 102 Main Street, Nailstone were assessed by internal and external inspections and then subject to emergence surveys as part of the planning submission. Barns B2 and B4 have low roost potential. Barn B3 has moderate roost potential. No evidence of roosting activity was found associated with these barns but it was determined that the removal of key features within the roof structure of B3 should take place outside of the bat activity season and under the supervision of a suitably licensed person as detailed within the approved method statement.

Work to commence removal of the roof structures of barns B2, B3 and B4 were started on the morning of 30 March. Prior to the start of the work the buildings were reinspected by the licensed person. The buildings were carefully searched looking for evidence of bat activity in the form of droppings, feeding debris, urine spatter and the roof structures were very carefully inspected at close hand using a cherry picker.



4. Supervision of ridge and roof edge tiles

On the morning of 30th March 2026 a suitably licensed ecologist (Christopher Barker 2015-10140-CLS-CLS) attended the site and personally supervised the removal of the ridge and roof edge tiles from the buildings. The tiles were removed by hand using a cherry picker to

gain access. Each tile was carefully loosened, lifted and inspected and any cement rendering underneath also carefully inspected looking for evidence of bat activity. All of the main ridge tiles and roof edge tiles were removed from building B3. The tiles on B2 were carefully inspected and there is no suitable cavity present under these where bats could hide. There are no ridge tiles on B4 as this is a 'lean to' extension to B3. All of the roof edge tiles of this building were carefully inspected and no evidence of bats was found.

During the tiles removal works, no bat was found and no evidence to indicate the presence of bats was found. During and after the tile removal works the building was inspected to watch for bat activity. On completion the remaining roof structure of the building is now considered unsuitable for use by bats. Careful removal of the roof structures will be completed during early April to ensure all of the tiles are lifted and removed ahead of the bat activity season as required by the method statement.

This report has been prepared as a record for the Contractor and the Planning Authority to confirm that no bats have been disturbed or harmed as a result of the roof removal works and to confirm that this work has been completed in accordance with the approved methodology.

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