
From: Nikki Morton <nmorton@morph-ecological.co.uk>
Sent: 30 June 2024 18:18
To: Planning Folder New
Cc: Sarah Postlethwaite; Jennifer Lucas
Subject: 24/00491/FUL - David Spring - Ecology Comments

Categories: Tidd

Good afternoon,

24/00491/FUL | Change of use of bed and breakfast accommodation (Class C1) to dwelling house (Class C3) to include the demolition of existing conservatory and its replacement with a single storey extension with pitched roof above containing flat roof dormer | The Oaks Lodges Stapleton Lane Kirkby Mallory Leicester Leicestershire LE9 7QJ

Apologies for the delay in the response. No bat survey information has been provided. The new roof will tie into the existing roof which may contain access features for crevice dwelling bats. Given the optimal surrounding habitats, this greatly increases the likelihood of bat roosts being present. As such I request that a preliminary roost assessment (and any subsequent bat surveys if required) are carried out prior to determination.

The ODPM Regulations require all surveys to be submitted prior to the determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted (Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System)). As such should any further surveys be recommended following the PEA, these should be carried out prior to determination.

Kind regards,

Nikki Morton MSci MCIEEM
Director
Morph Ecological Consultants

On behalf of Leicestershire County Council (Ecology Team)

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