John Ward

From: Eleanor Shaw
Sent: 13 September 2011 12:29
To: Planning Folder
Subject: FW: Wykin House Farm

Can this be indexed against the application please?

Thanks,

Eleanor Shaw Bsc (Hons) MASP (Diss)

Area Planning Officer

Hinckley and Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Tel: 01455 255680

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From: Sue Timms [mailto:Sue.Timms@leics.gov.uk]
Sent: 13 September 2011 12:25
To: Eleanor Shaw
Cc: Mark Walton
Subject: RE: Wykin House Farm

Thanks Eleanor - yes I can confirm that the additional survey report is satisfactory.

Sue Timms

> -----Original Message-----
> **From:** Eleanor Shaw [mailto:Eleanor.Shaw@hinckley-bosworth.gov.uk]
> **Sent:** 13 September 2011 11:59
> **To:** Sue Timms
> **Subject:** FW: Wykin House Farm
>
> Sue,
>
> I wondered if you would be able to assist me as Mark is on leave?
>
> As part of the above application, Mark requested that an additional walk over bat survey be conducted within the gable of the main house. The results are below.
>
> Would there be any chance that you could conform that these are satisfactory? As the application expires tomorrow and I need to get the decision issued…
>
> If you need any additional information please let me know?
>
> Many thanks,
>
> *Eleanor Shaw Bsc (Hons) MASP (Diss)*
>
> Area Planning Officer
>
> Hinckley and Bosworth Borough Council
> Council Offices
> Argents Mead
> Hinckley
> Leicestershire

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From: Paul Lyon [mailto:lysonconstruction@sky.com]
Sent: 12 September 2011 16:48
To: Eleanor Shaw; Mark.Walton@leics.gov.uk
Subject: Fwd: Wykin House Farm

Hi All

Please find detailed below results from further ecologist survey on the main house at the above property.

l trust this covers the the details you requested and the planning application can proceed. As you are aware we have a tight timescale in order to obtain planning permission, a bat licence from Natural England and submit a building control application.

Any queries please can you contact me immediately as we only have a few days left before the planning application decision date is due.

Regards

Paul Lyon

Lyson Design
T: 02476 314425
M: 07772 747753
E: lysonconstruction@sky.com
W: www.lysondesign.co.uk

---------- Forwarded message ----------
From: **Hilary Ludlow** <Hilary@landscapescienceconsultancy.co.uk>
Date: Mon, Sep 12, 2011 at 4:39 PM
Subject: Wykin House Farm
To: lysonconstruction@sky.com
Cc: Richard Ludlow <Richard@landscapescienceconsultancy.co.uk>

Dear Paul,
We have undertaken the additional survey in the roof area of the main house.

Externally, a careful examination of the roof structure and gable end was made. There are no obvious gaps at the gable end and no loose tiles at the end roof area. The potential for bats to be accessing at this point of the house is therefore low.

lnternally, a false ceiling has been placed approximately 500mm to 750mm below the apex of the roof. This has created a very small, low, narrow void. There was no access into the void at this end of the house. There were no hatches in this area and the whole roof void is sealed by dividing walls into sections so that access from other sections was not possible. The space was too small to crawl through anyway.

The space is inadequate for a brown long eared bat roost.

The space may be occupied by individual pipistrelle bats but there were no obvious openings from the exterior views. The potential is therefore rated as negligible.

Therefore l consider that the proposals in the report for supervised removal of the tiles at this section of the gable end and timing of works are adequate to ensure that no bats are injured or killed during this part of the proposed development.

Regards
Hilary

Hilary Ludlow
Managing Director

Add : Landscape Science Consultancy Ltd, The South Wing, The Old Barracks, Sandon Road, Grantham, Lincs, NG31 9AS
Tel : 01476 569600
Fax : 01476 569633
www.landscapescienceconsultancy.co.uk
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Registered Office: The South Wing, The Old Barracks, Sandon Road, Grantham, Lincolnshire, NG31 9AS.

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Paul Lyon

Lyson Design
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