Terry Durnin
8 Burdett Close
Gilmorton
Lutterworth
LE17 5NU

01455 557218

Ecological Survey

Planning application

Hinckley & Bosworth District Council

No 11/00497/FUL

Bat Survey

Survey Reference:

Burb0711

1 Name and address of property owner.

Address of property

Mr David Haigh
79 Sapcote Road, Burbage
LE10 2AS

Phone number
Mobile: 07761862391

Building contractor:

Ellis & Hughes
71 Morris Road
Leicester
Leicestershire
LE2 6BR

Tel: 0116 2703079

2 Grid Reference

S	P	4	4	4	9	3	5

3 Building type: Detached House with single storey kitchen / dining room extension at the rear. Extension is flat roofed with felt covering.

4. Approximate date of construction: 1930's



Front view of house. There is a Bird Box integrated into the front porch, behind the wood cladding. Entry hole just visible on front of cladding.

5 Exterior Wall construction: Solid 9 inch thick Brick

Cladding: Some wood cladding over front porch, garage and at rear of property.



Rear view of property. The extension has a flat roof covered in roofing felt.

It is proposed to create a loft conversion in the roof space to extend the accommodation.

External Bat Survey

A detailed search was made outside of the property. There was no evidence of bat droppings, wing detritus on the walls, windows, window sills and doors. The design of the roof to wall join left few gaps as potential bat entry points. There was no bat exit staining on any of the walls.

6 Roof covering: Tiles

Lined with: Nothing Loft insulation: Fibreglass in large plastic bags.

Roof Bat Survey

The roof was very open with clean end walls. No evidence of usage by bats at all. There are many cobwebs in the roof space which would not exist if it were a bat roost. All of the support timbers were free of bat droppings.



The plastic bags are filled with fibreglass insulation.
The surface layer would show any evidence of bat droppings or wing detritus.
It is unusual to find a roof of this age without an underfelt lining.



Clear view of roof space. Walls of this type of construction are very easy to check.
The roof timber layout is simple and again very easy to check for live bats.

7 Position of bat access point(s): None

Height above ground: N/A Facing direction: N/A

8 Bat's roosting site(s): Not a roost

9 Number of bats at date and time of visit: None

Count or estimate? Count and emergence survey count.

10 Type of roost? Not a roost

11 Species: How identified and by whom: N/A

12 Droppings: None

13 Other information: An emergence survey was carried out and no bats entered or left the property.

14 Other visits: If required during conversion process.

Summary and recommendations

That as there are no bats roosting in the building or any evidence to suggest that the property had at one time had a bat roost, then permission should be granted to convert the loft space to residential accommodation,

15 Attitude of owners/tenants:

Excellent

19. Health and safety hazards on site. None

Request to visit received from: Kevin Ellis Date: 8th July 2011

Visit made by: Terry & Adam Durnin Date: 18th July 2011

Terry Durnin 20th July 2011

Natural England Licence No. 20103317