
From: Tim Hartley
Sent: 24 June 2024 14:22
To: Tim Hartley
Subject: FW: 24/00229/FUL - ecology

Tim

Tim Hartley
Team Leader (Development Management)

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From: Sarah Postlethwaite <Sarah.Postlethwaite@leics.gov.uk>
Sent: Monday, June 24, 2024 2:01 PM
To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>
Subject: 24/00229/FUL - ecology

Hi Tim

The updated bat report by Griffin Ecology considered the former pub building to have low potential for roosting bats. I would agree with this assessment, and the proposed conversion works will potentially impact bat roosting areas. As per the bat survey good practice guidelines, this means one activity survey should be undertaken between May-August.

The new proposals, put forward in this application, will seek to retain the original building which will be converted for residential use. With the building continuing to offer "low" suitability, potential for summer bat roosting remains and in accordance with good practice the previous bat emergence survey, undertaken in 2019, should be updated prior to the start of works. Any recommendation, following this updated survey should be implemented in full.

ODPM Regulations require protected species surveys to be submitted prior to 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)).

A bat survey report, detailing the findings of an evening emergence survey, along with any mitigation that may be required, should be submitted prior to any approval of this application.

Regards,
Sarah
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