



ROAVR | GROUP

Project: 24_PRA_07_82
Site: The Oaks Lodges, Kirkby Mallory, Leicester, LE9 7QJ
Client: Graham Penney



Project Number:	24_PRA_07_82
Report Type:	Preliminary Roost Assessment Report [PRA] Daytime Bat Walkover (DBW)
Site Address:	The Oaks Lodges, Kirkby Mallory, Leicester, LE9 7QJ

Role:	Name:	Position:	Date:
Surveyor	Max Shaw	Ecological Consultant	1/8/2024
Author	Max Shaw	Ecological Consultant	15/08/2024
Author	Gwennan Butler	Ecological Consultant	7/8/2024

Revision History		
Date:	Version number:	Summary of changes:
16/08/2024	1.0	First Draft
16/08/2024	1.0	First Issue
24/09/2024	1.1	Second Issue - PRF Clarifications

[Supplementary Document - Preliminary Bat Roost Assessment. \(SP-1\)](#)
[Supplementary Document - Potential Roosting Features. \(SP-2\)](#)

Summary:

1. ROAVR Group was appointed by Graham Penney to undertake a preliminary roost assessment survey and report at The Oaks Lodges.
2. The site is proposed to be redeveloped with renovations to the existing dwelling, particularly alterations to the northern area of the attached single-storey pod complex. Hinckley and Bosworth Borough Council as the Local Planning Authority have requested a PRA due to the alterations to the roof and the proximity to suitable foraging habitat.
3. Before visiting the site, a desk study was undertaken in order to determine records of local designated sites, habitats and bat species within a 2km of the proposed development. Data was sourced via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) on the 7th August 2024, at this stage, and due to the size of the proposed development a further Local Environmental Records Centre (LERC) search was not deemed necessary.
4. A site survey was carried out by Max Shaw on the 1st August 2024 under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023). Max has two years of continuous experience carrying out PRAs and nocturnal emergence surveys.
5. The Oaks Lodges, Kirkby Mallory, Leicester, LE9 7QJ is a single storey detached residential property with attached single storey pod unit most likely of 1900's origin. The building is set in a rural street surrounded by woodland and agricultural farmland, with a large garden area with mature trees and amenity grassland to the north of B1.
6. An internal and external examination discovered no known potential roosting features on the building. No known evidence of bats was seen within the void space. The building was assessed as holding negligible suitability for roosting bats.
7. Located close to the Mallory Park Fishing Lake and Foundation Lake (331m and 292m to the east of the site) and bordered by residential properties with attached private gardens as well as agricultural farmland and deciduous woodland there is the moderate potential for foraging bats to sporadically and opportunistically utilise the property through the adjacent linking habitats. No EPSM licences have been granted within 2km of the site.
8. No further surveys are recommended as per the guidance located within Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.

9. With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-month sinline with the guidance published by CIEEM and the Bat Conservation Trust.

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Acknowledgements:

Data referred to within this report has been sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and NBN Atlas.

1 Introduction

- 1.1 ROAVR Group was commissioned to undertake a Preliminary Bat Roost and daytime bat walkover survey The Oaks Lodges, Kirkby Mallory, Leicester.
- 1.2 The survey was comprised of a desktop study, which was undertaken in August 2024 and a site survey, which was carried out by Max Shaw on the 1st August 2024.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application to renovate the site. Full details of the proposed development are available in the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct.

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 387.2 sqm and is centred on grid reference 'SK44490041'.
- 1.7 The site is situated in the Hinckley and Bosworth Borough Council control area. The site is located 500m to the northwest of Mallory Park Racing Circuit.
- 1.8 The site is a semi-detached residential unit with three single storey attached bed and breakfast units to the south located in a rural area surrounded by similar properties with vegetated rear gardens.

DEVELOPMENT PROPOSALS

- 1.9 The site is to be redeveloped with a 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 - 24/00491/FUL.

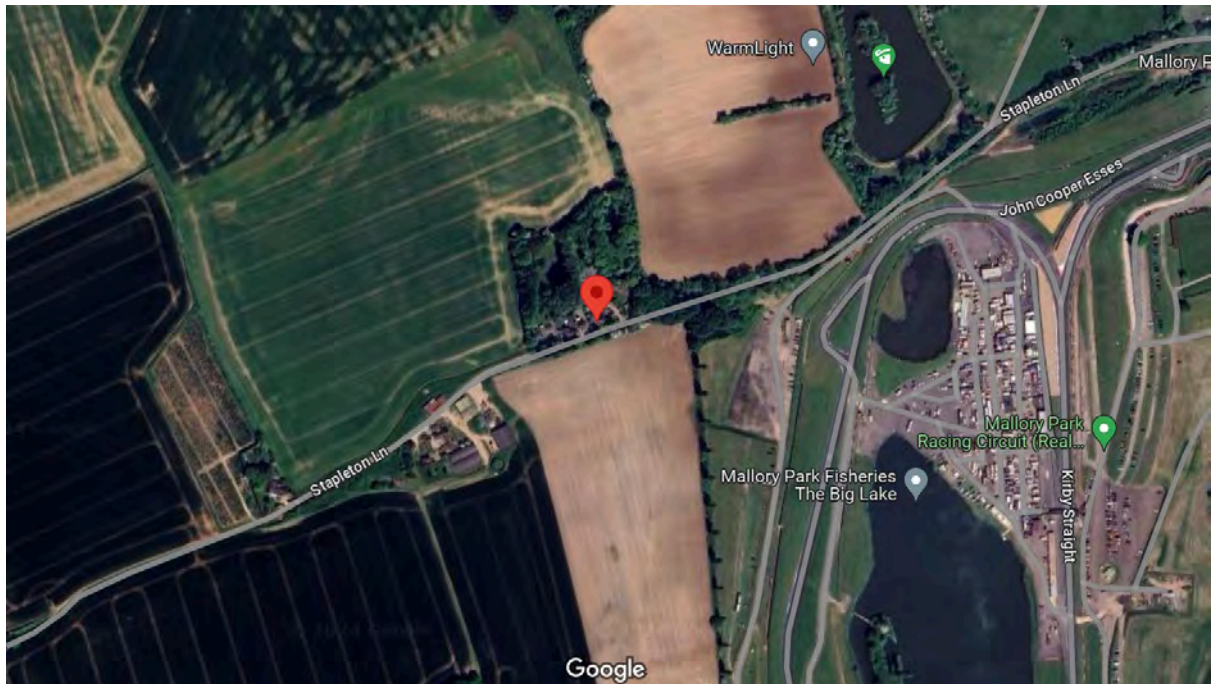
POLICY AND LEGISLATION

- 1.10 All UK bat species and their roosts are strictly protected under European and UK legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR), and the Wildlife and Countryside Act, (1981) (WCA). Furthermore, Annexe II of the Habitats Directive lists four UK bat species, providing them further protection. Under the National Planning Framework, bats and their roots must be considered during development.

SCOPE OF WORKS

1.11 The aims of this assessment were to:

- Assess the presence/potential for roosting bats within the existing building;
- Identify potential access/egress points for bat species;
- Assess potential habitat usage for foraging/commuting bats on-site;
- Determine whether further Bat Surveys may be necessary;
- Provide recommendations for suitable mitigation and ecological enhancement (if required).



Taken from Google Maps (2024)



Taken from DEFRA MAGIC (2024).

Figure 1 - Site Location Plan and Assessment Boundary.

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, bat species and protected habitats within a 2km zone of influence (Zoi) was sourced from DEFRA MAGIC.
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 were omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.4 A Preliminary Roost (PRA) assessment was undertaken by Max Shaw on the 1st August 2024. The PRA was undertaken in line with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.
- 2.5 The survey included an active search for evidence of roosting bats such as droppings, feeding remains, oil staining, bat fur and/or scratch marks. The survey also assessed the building for suitable Potential Roosting Features (PRF).
- 2.6 The survey was conducted from the ground and from the air using a GPS enabled DJI Mavic Mini 3 Pro drone operated by a CAA approved operator.

SPECIES POTENTIAL

- 2.7 The potential for roosting bats within building B1 and B2 and foraging / commuting bats within the existing habitats was assigned a rank as per Table 2.7.1. An assessment was carried out using data collected during both the desktop study and site survey.

Table 2.7.1: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats. Site is close to and connected to known roosts.

Table 2.7.2: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.7.2. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)		
PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
• Woodpecker holes • Squirrel holes • Knot holes • Pruning cuts • Tear outs • Wounds • Cankers • Compression forks • Butt rots	• Lighting strikes • Hazard beams • Subsidence • Cracks • Shearing cracks • Transverse snaps • Welds • Lifting bark • Desiccation • Fissures • Frost cracks	• Fluting • Ivy

Table 2.7.3. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.reproduced from Table 6.6. (Collins, 2023.)

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

ECOLOGICAL CONSTRAINTS AND MITIGATION

2.8 An evaluation of the potential impacts to roosting and foraging/commuting bats caused by the proposed development was made with reference to the the 'Bat Mitigation Guidelines' (Mitchell-Jones, 2004) and CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

2.9 With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-month sinline with the guidance published by CIEEM and the Bat Conservation Trust.

2.10 The site surveyor does not currently hold a bat licence but no licensable techniques were considered required to evaluate this building.

3 Desktop Study

BAT ECOLOGY AND LEGISLATION

- 3.1 One bat species has been recorded within 2km of the site; common pipistrelle (*Pipistrellus pipistrellus*). In order to obtain this information, a record search was undertaken on the 7th August 2024.
- 3.2 All species of bats in the UK are protected under the Wildlife and Countryside Act of 1981, which prohibits the intentional or reckless disturbance, harm, or destruction of bats and their habitats. The Conservation of Habitats and Species Regulations 2017 implements the EU Habitats Directive in the UK, providing even more stringent protections. This means it is an offence to deliberately capture, kill, or disturb bats, or to damage, destroy, or obstruct access to their roosts.
- 3.3 Specific licences may be granted for certain activities that might otherwise be considered offences under these regulations, such as building developments or research projects, but these are typically accompanied by requirements for mitigation and compensation measures to protect the bat populations. It is essential to maintain compliance with these legislations to conserve the bat populations.
- 3.4 All bat species are also a Local Biodiversity Action Plan priority species. The Hinckley and Bosworth Local Plan 2020-2039 provides advice on the design of development proposals and references should be made to Section 12 'Natural Environment' and its policies 'NAT07 Protecting Biodiversity' and 'NAT08 Enhancing Biodiversity and Habitat Connectivity'.

SITE DESIGNATIONS

3.5 There are no designated sites within the 2km of the proposed development (Table 3.5.1).

Table 3.5.1: Statutory and non-statutory designated sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)	Notes.
SSSI Impact Risk Zones	N/A	N/A	0.4 km	The site falls within SSSI impact risk zones.

*Data from DEFRA MAGIC.

LOCAL HABITAT

3.6 The entire site is a residential site and is not located within any known priority habitats. Deciduous woodland borders the site. B1 is a semi-detached residential property accessed off Stapleton Lane. There is a large area of amenity grassland, pond, mature trees to the north of the built footprint. The area is unaffected by the proposed development.

HISTORICAL SPECIES RECORDS

3.7 Records for bats are present within 2km of the site, including records for Common Pipistrelle (*Pipistrellus pipistrellus*). These records were obtained through a search of NBN Atlas on the 7th August 2024.

4 Site Survey

- 4.1 The site survey was undertaken by Max Shaw on the 1st August 2024. The survey was undertaken during sunny conditions with an air temperature of 25°C and light winds with no precipitation.

ON-SITE ROOSTING POTENTIAL

All methodology follows the current guidance from the Bat Conservation Trust (Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023) unless otherwise specified.

The survey was undertaken via a ground-based daytime inspection with the assistance of close focus binoculars and a DJI Mavic Mini Pro drone operated by a CAA approved operator (operator ID - GBR-OP-63WQD93CFL2F). The surrounding habitats were assessed for connectivity and foraging resource value.

The survey focused on identifying a range of characteristic signs which can indicate current/recent use of a potential roost site by bats in addition to a detailed focus on potential features which could be utilised by bats as survey effort should not focus on field signs alone. A more detailed external inspection was then undertaken using a drone to allow examination of the roof for potential roosting features that cannot be viewed from the ground.

An internal inspection of the roof void limited to only safely accessible areas was conducted to identify any field signs of bats including: droppings, grease marks, urine stains and feeding remains.

Building B1:

The Oaks Lodges, Kirkby Mallory, Leicester, LE9 7QJ, is a semi-detached single storey residential dwelling situated to the west of Kirkby Mallory. The surrounding area is predominantly suburban/rural with good foraging opportunities to all cardinal points. These opportunities include vegetated residential gardens and more significantly, deciduous woodland and agricultural farmland which contains pockets of grassland, shrubs and trees.

B1 is constructed of brick with a clay ridge and clay roof tiles. The southern area of the property has three attached single storey pods made of red brick with clay ridge and roof tiles unaffected by the proposal. There is also an attached conservatory to the eastern elevation side of B1 which is to be removed.

B2 is a large wooden storage shed to the north of B1 running along the eastern boundary. It has a corrugated iron roof with wooden fascias and soffits,

The Oaks Lodges has currently been vacant for approximately 6 months with minimal disturbance.

There was no known evidence of bats found during the internal inspection, including: staining, feed remains or droppings.

There was no void space, as it had been turned into a bedroom.

Field Results:

External	Feature of value to bats	Notes
External Stonework	None.	All external stonework in good condition.
Window/Door Frames	None.	All windows and door frames are in good condition.
Eaves Coverings	None.	All eaves and coverings are in good condition.
Roof Coverings	None.	All roof coverings are in good condition.
Internal	Feature of value to bats	Notes
Membrane Coverings	NA	No void space.
Roof Void Floor Covering	NA	No void space.
Protruding Daylight	NA	No void space.
Evidence From Bats	NA	No void space.
Restrictions	NA	No void space.

FORAGING & CONNECTIVITY

Although the building is somewhat isolated in a rural street, the surrounding landscape does provide extensive foraging and commuting habitats including areas of agricultural farmland and deciduous woodland to all cardinal points.

Bats are commonly found in both broad-leaved and coniferous woodlands, which serve as excellent foraging sites such (as as those found to the west of the site). Local tree cover offers an abundance of insect prey and provides cover, reducing the chances of predation. Woodland edges, particularly those adjacent to open habitats such as the grassland found within the cemetery are crucial commuting routes.

Hedgerows, lines of trees, and other linear features are used by many bat species as commuting routes between roosting and foraging sites. They provide navigational aids and offer protection from predators. Ancient and species-rich hedgerows may also serve as good foraging areas.

Rivers, ponds, lakes, and wetlands attract a large quantity of insects, making them attractive foraging sites for bats. Water bodies are also commonly used as commuting routes, with some species like the Daubenton's bat, specifically adapted to forage over water surfaces.

Grasslands, especially those adjacent to other habitats such as woodlands or hedgerows, are important for certain bat species. They provide a rich source of insect prey.

Although urban areas are generally less suitable due to light pollution and habitat fragmentation, many bat species have adapted to urban life. Parks, gardens, and green corridors can provide important foraging sites and commuting routes.

Traditional farmland can provide a mosaic of habitats, including hedgerows, ponds, and grazed fields, which can be suitable for foraging and commuting.

Different bat species have different preferences and tolerances for these habitats, and so a mix of these features can support a diverse bat community. Conservation efforts often aim to maintain and enhance these landscape features to promote bat populations.

The Oaks Lodges is situated 1000m to the west of Kirkby Mallory and located in Stapleton Lane which is a rural street surrounded by similar style properties with a mix of vegetated gardens and scattered introduced shrubs and trees.

The wider landscape consists of a mixture of arable and grazing farmland and broadleaved woodlands.

5 Evaluation and Assessment

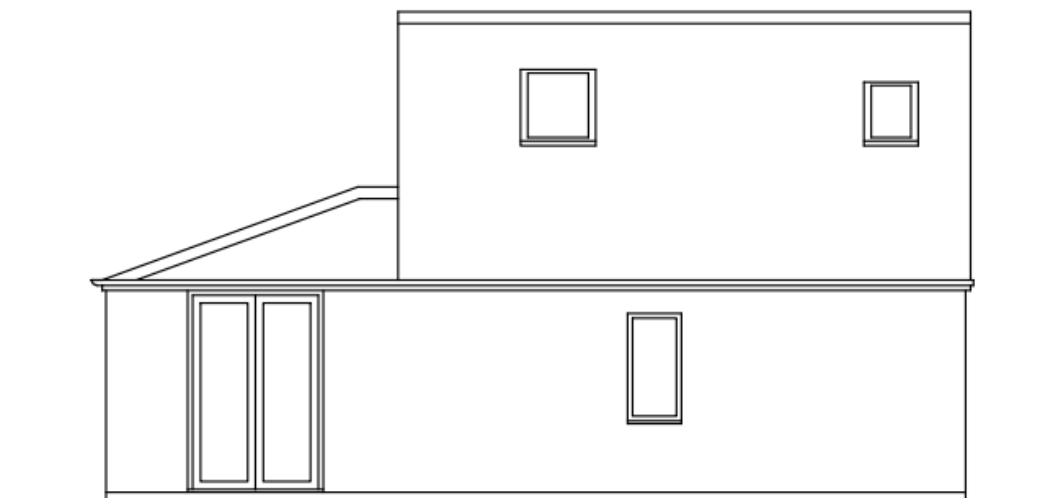
- 5.1 Results from the desktop study and site survey were evaluated to assess bat species potential (as per Table 2.7.1). An evaluation of potential ecological constraints (in relation to bats) to the proposed development and recommendations for appropriate mitigation strategies are provided in Table 5.1.1
- 5.2 No known evidence of bats was observed during the internal inspection of The Oaks Lodges, Kirkby Mallory, Leicester, LE9 7QJ. The external inspection noted no potential roosting features. The site has strong connectivity to suitable foraging habitats in all cardinal points.
- 5.3 No potential roosting features were seen during the site survey. Therefore, based on this information and the guidance outlined by the Bat Conservation Trust, the building has been assessed as having low suitability for roosting bats.
- 5.4 No further survey effort is required.
- 5.5 Construction works should be limited to daylight hours to prevent disturbance to nighttime foraging activity. Post-construction, the use of artificial lighting should be minimised. Motion sensors should be set on short timers (e.g., one minute), with sensitivity adjusted to detect only larger objects.

Table 5.1.1: Potential ecological constraints (in relation to bats) to the proposed development and appropriate mitigation strategies.

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Roosting Bats	Negligible.	Building B1 and B2 had no potential for roosting bats in the form of small cracks/crevices.	None.	None required.
Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Foraging/Commuting Bats	Moderate	The site is considered to be part of a mosaic of suitable foraging/commuting habitats. The playing fields to the west of the site and the wider Riparian corridor have excellent foraging potential.	The proposed development may result in the loss of suitable foraging/commuting habitats if suitable mitigation strategies are not put in place.	Care must be taken to ensure that flight paths are not obstructed. Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity. The use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

7 Conclusions

- 7.1 The property at The Oaks Lodges is set for redevelopment, including an extension and roof alterations.
- 7.2 A local record search using NBN Atlas and DEFRA Magic on the 7th August 2024 highlighted that a number of bat species are present within the local landscape.
- 7.3 The proposals centre around the removal of the conservatory from the extant building and the construction of a extension on this footprint as shown on the screenshots below from the existing and proposed elevations. The proposed works will require a degree of 'tying in' to the existing roof line on this part of the property but are localised.



Side Elevation

Existing side elevation.



Side Elevation

Proposed extension and changes following removal of the conservatory.

- 7.4 The roof in the area of the proposed extension does not have a void space having been converted previously. The roof at the property is in good condition having been renovated in the past. The works are highly localised and there is a flu for a wood burning stove adjacent to this elevation.
- 7.5 There is considered to be negligible potential for roosting bats to utilise the property and as such no further survey effort is required.

8 References

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9 Report Limitations

- 9.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
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Should you require any further information, please do not hesitate to contact us at any time.

Max Shaw
Ecological Consultant

Max Shaw



Prepared by: Max Shaw BSc QCIEEM
Checked by: Matt Harmsworth BSc

Appendix 1: Site Location and Assessment Boundary

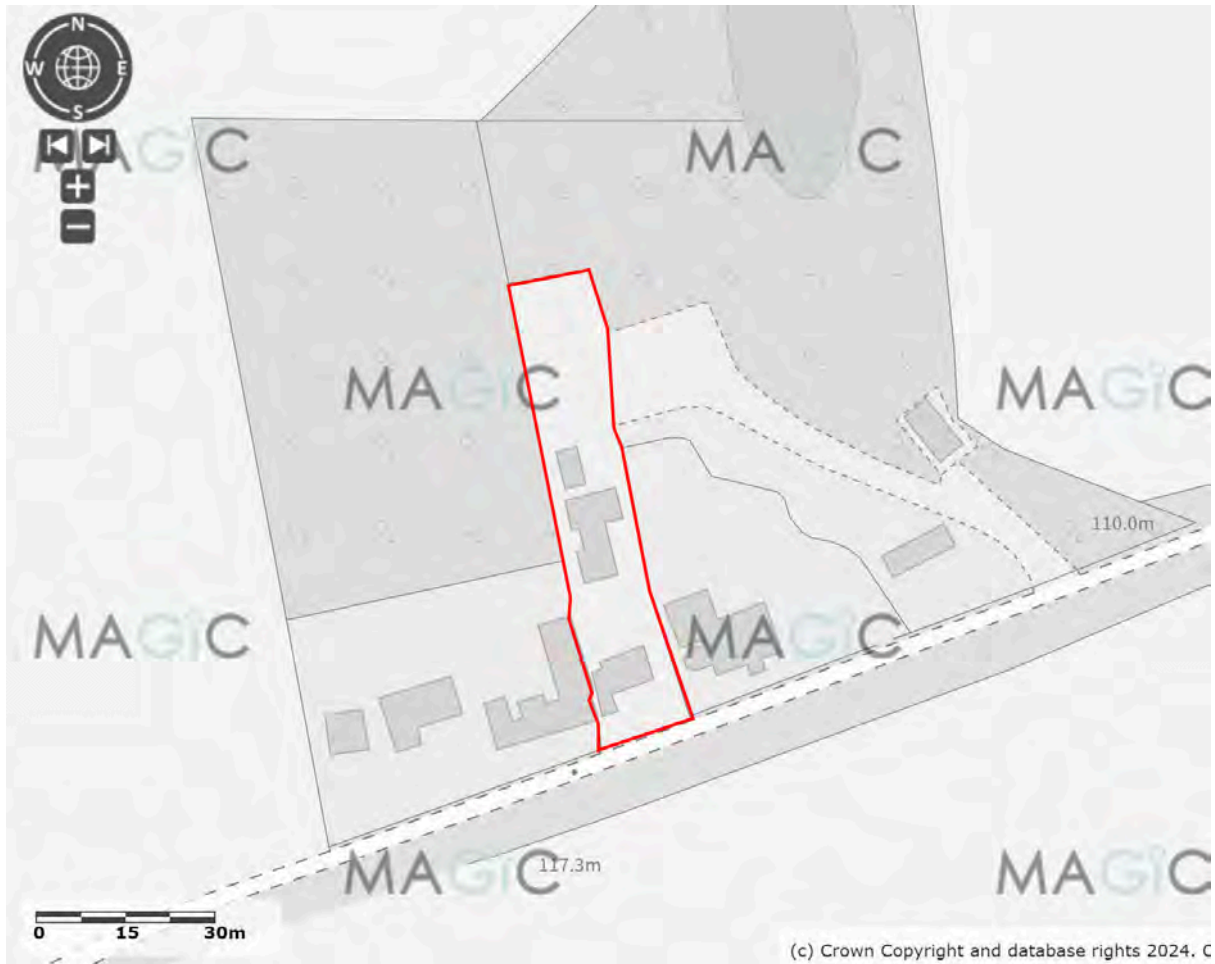


Figure A1.1: An extract from DEFRA showing the site location.

Appendix 2: Additional Site Photographic Plates & Target Notes

<i>Detail</i>	<i>Photograph</i>
<i>Image 1 - B2</i>	

Image 2 - Northern end of B1.



Image 3 - Northern elevation of B1, and general condition of roof tiles.



Image 4 - Proposed development area of B1.



Image 5 - Conservatory area with roof tiles.



Image 6 - B1 with attached single storey pods.



Image 7 - Condition of roof tiles on conservatory.



Image 8 - Converted void space of proposed development area of B1.



Image 9 - Southern elevation of B1.



Image 10 - Condition of soffits and fascias of B2.



Buildings B1 and B2 location plan.

