

JBA

POTENTIAL BAT PRESENCE

8, Huntingdon Road,
Ashby-de-la-Zouch,
Leicestershire,
LE65 2NH

Office: 01530 886110
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Statement regarding potential bat presence

A visual inspection of the property at Brook Cottage, Newton Lane, Odstone, CV13 0QT was carried out, and photographs were taken showing both the internal roof spaces and the external roof elevations.

No evidence of bats or bat roosts was identified. Specifically:

- No droppings, staining, or scratch marks were present on beams, rafters, or roof linings.
- No feeding remains (e.g., insect wings) or nesting materials were observed.
- No audible bat calls or movement were noted during the inspection.
- The roof covering and soffits appear intact, with no obvious gaps or entry points suitable for bats.

There is evidence of mice in the roof space, consistent with activity during last winter and in previous winters.

It is anticipated that no part of the existing roof structure will be broken into during the construction of the new extension, despite the continuation of the roof line.

Based on the inspection and photographic record, there is no sign or presence of bats within the roof structure or external roof areas of the property.

Photographs documenting the inspection are attached for reference.



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Appendix A



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Appendix A



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