

BAT METHOD STATEMENT

PROJECT NAME: 2 PECKLETON ROAD, KIRKBY MALLORY, LEICESTER, LEICESTERSHIRE, LE9 7QH

PURPOSE: To address the requirements of Condition 5 of granted planning permission ref: 25/00242/FUL

DATE: 17th October 2025

1. Introduction

1.1. Background and Context

- 1.1.1. Allied Ecology Ltd has been appointed to prepare a detailed Bat Method Statement in respect of 2 Peckleton Road, Kirkby Mallory, Leicester, Leicestershire, LE9 7QH (central Ordnance Survey (OS) Grid Reference: SK 45692 00639), hereafter referred to as the 'site'.
- 1.1.2. The site is located within the south-east of Kirkby Mallory, at the intersection of Peckleton Road and Shilton Road, within a village / rural context. To the north and west, beyond the aforementioned roads, lies the town of Kirkby Mallory with agricultural land beyond, with further agricultural land to the south and east. Prior to commencement of the consented works, the site is understood to have comprised a residential bungalow with associated garden.
- 1.1.3. Planning permission was granted by Hinckley & Bosworth Borough Council on 29th August 2025 for the demolition of the existing bungalow and the erection of a replacement (self-build) dwelling with an associated garage, boundary wall and gates (ref: 25/00242/FUL).
- 1.1.4. A number of conditions are associated with the planning permission, of which Condition 5 is relevant to ecology and states:
- 1.1.5. **Condition 5:** *'Prior to development above floor plate level, a Bat Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Bats during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.*

Should demolition of the existing building not commence within one year of the date of this decision, an updated bat survey should be submitted before any demolition takes place.'
- 1.1.6. Following a review of information and photographs provided by the Applicant, it is understood that the bungalow has been demolished, the on-site habitats previously proposed for removal have been removed, and that the foundations of the replacement dwelling are underway such that they will soon be reaching floor plate level. As such, Allied Ecology Ltd has been appointed to prepare a Bat Method Statement to safeguard bats during the remaining construction phase and to address the requirements of Condition 5.

1.2. Previous Ecological Survey Work

- 1.2.1. The site is understood to have been subject to bat survey work by a third-party ecological consultancy in August 2023, comprising a desk study and emergence survey of the bungalow¹. The results of which did not identify any evidence of roosting bats.

1.3. Purpose of Report

- 1.3.1. This document forms a Bat Method Statement to safeguard bats during the construction phase of the consented redevelopment and address the requirements of Condition 5.

2. Legislation

2.1. Legislation Summary

- 2.1.1. All British bats are protected under domestic (Wildlife and Countryside Act 1981, as amended) and international (Conservation of Habitats and Species Regulations 2017, as amended) legislation, and as such, they are classified as European Protected Species.
- 2.1.2. Under Regulation 39 of the Conservation of Habitats and Species Regulations 2017, as amended, it is a criminal offence to:
- Deliberately capture or kill a bat;
 - Deliberately disturb a bat;
 - Damage or destroy a breeding site or resting place of a bat; and
 - Keep, transport, sell or exchange, or offer for sale or exchange a live or dead bat or any part of a bat.
- 2.1.3. Furthermore, under Schedule 5 the Wildlife and Countryside Act 1981 (as amended), all bats are subject to the provisions of Section 9, which makes it an offence to:
- Intentionally kill, injure or take a bat;
 - Possess or control any live or dead specimen or anything derived from a bat;
 - Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat; and
 - Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose.
- 2.1.4. In addition to the above legislation, a number of bats are classified as Section 41 Priority Species, and are therefore afforded a greater level of consideration within development under the Natural Environment and Rural Communities (NERC) Act 2006, representing a material consideration at planning.

¹ Midland Ecology (2023) *Bat Presence-Absence Survey*

3. Bat Method Statement

3.1. Assessment of Potential Impacts

- 3.1.1. As the majority of habitats within the site have been cleared, with the exception of retained boundary features, and as the bungalow has been demolished, the only habitats of potential interest to bats within the site itself are assessed to comprise the retained boundary habitats as a foraging and commuting resource. No buildings / structures are present adjacent to the site, albeit off-site trees are located at the north-west which may have suitability to support roosting bats. As such, the following construction safeguards are considered to be appropriate to mitigate for these potential impacts.

3.2. Construction Safeguards

- 3.2.1. **Construction Lighting.** In order to safeguard foraging and commuting bats, in addition to any bats that may be roosting within off-site trees, the following measures will be put in place to avoid impacts associated with temporary construction lighting:

- The use of external construction lighting will be avoided from 30 minutes prior to sunset until 30 minutes following sunrise; and
- No construction lighting will be directed at the vegetated boundaries of the site.

3.3. Roosting Provision

- 3.3.1. In addition to the safeguards detailed above, a bat roosting feature will be installed within the external fabric of the new dwelling as detailed within the Biodiversity Enhancement Strategy prepared and submitted to address the requirements of Condition 6.

4. Conclusion

- 4.1. Ecological survey work undertaken by a third party at the site in 2023 did not find evidence of roosting bats within the bungalow.
- 4.2. The bungalow is understood to have been demolished, whilst the majority of on-site habitats have been cleared in line with the consented redevelopment of the site.
- 4.3. To safeguard foraging and commuting bats that may utilise the retained boundary features, in addition to any that may be roosting within off-site trees, sensitive construction lighting measures have been proposed. No further precautionary mitigation measures are considered relevant or necessary, to reduce the potential impacts on bat during the remaining construction activities.
- 4.4. It is anticipated that the measures outlined in this report will ensure that bats will be fully safeguarded during the construction phase of the development and that this report satisfies the requirements of Condition 5.