
From: Dale Devereaux <Dale.Devereaux@leics.gov.uk>
Sent: 15 February 2024 16:29
To: Planning Folder New
Subject: 24/00100/HOU - Ecology Comments

Categories: Rudi

Good afternoon,

24/00100/HOU | Demolition of existing side extension, garage and car port with associated alteration works | 18 Heath Lane Earl Shilton Leicester Leicestershire LE9 7PB

The proposed structures to be demolished have flat roofs and are likely to have negligible potential to support roosting bats, therefore no surveys will be required.

However, looking at google street view, I can see damage to the UPVC verge trim on the main building that has been present for a number of years. Although no works are proposed on this roof, I expect this is likely to be fixed as part of alterations and repairs. The exposed verge shows gaps under tiles that can provide opportunities for roosting bats and nesting birds, both of which are protected by law.

Therefore, the following Informative should be attached to any permission:

The property may be suitable for roosting bats and nesting birds, which are protected under the Wildlife & Countryside Act 1981 (as amended). It is the applicant's responsibility to ensure that this legislation is not breached and therefore may need to consult with a licenced ecologist prior to commencement to ensure that bats and nesting birds will not be impacted by the works.

Works must cease if bats are found whilst advice from a licenced bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.

Birds must be

Kind Regards,

Dale Devereaux BSc ACIEEM

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