

**From:** Nigel Paget <nigelpaget1@gmail.com>  
**Sent:** 05 February 2026 15:41:37 UTC+00:00  
**To:** "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>;  
"mctarch@yahoo.co.uk" <mctarch@yahoo.co.uk>  
**Cc:** "Simon Ristimaa" <simon.ristimaa@outlook.com>  
**Subject:** Post Site Visit - 25/00872/FUL - 83A Mount Road, Hinckley  
**Attachments:** 1000049256.jpg, 1000044398.jpg, 1000049253.jpg, 1000044397.jpg,  
1000044401.jpg, 1000044399.jpg

Hi Ashley,

It was nice to meet you today and to go through the points discussed.

As mentioned, please find attached photographs of the roof. These clearly show the existing holes and open sections. The images demonstrate that the roof structure is entirely exposed, with all beams and structural elements visible.

There are no enclosed voids, resonance cavities, or protected areas that could provide suitable roosting or resting habitat for bats.

Given the exposed and damp condition of the roof, the structure does not provide an environment conducive to bat roosting. Bats typically require dry, enclosed, and sheltered spaces with minimal disturbance, which are absent in this case. On that basis, there is no evidence of bats currently residing within the roof, nor is the structure suitable for roosting in its present condition.

Please let me know if you require any further information or clarification.

Kind regards,  
Nigel Paget

**From:** nigelpaget1 <nigelpaget1@gmail.com>  
**Sent:** Tuesday, February 3, 2026 4:35:06 pm  
**To:** Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>; mctarch@yahoo.co.uk <mctarch@yahoo.co.uk>  
**Subject:** Re: Request for Site Visit - 25/00872/FUL - 83A Mount Road, Hinckley

Hi Ashleigh,  
Yes, 1:30pm works well for me. I'll see you on site then.  
Kind regards,  
Nigel

Sent from Samsung Mobile on O2

----- Original message -----

From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>

Date: 03/02/2026 16:01 (GMT+00:00)

To: Nigel Paget <nigelpaget1@gmail.com>, mctarch@yahoo.co.uk

Subject: Re: Request for Site Visit - 25/00872/FUL - 83A Mount Road, Hinckley

Hi Nigel,

Much appreciated, thank you. Does 1:30pm work for you?

Kind regards,

**Ashleigh Gade**

Senior Planning Officer

**Tel:** 01455 255945

**Email:** [ashleigh.gade@hinckley-bosworth.gov.uk](mailto:ashleigh.gade@hinckley-bosworth.gov.uk)

**Web:** [www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk)



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**From:** Nigel Paget <nigelpaget1@gmail.com>

**Sent:** Tuesday, February 3, 2026 11:19 AM

**To:** Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>; mctarch@yahoo.co.uk  
<mctarch@yahoo.co.uk>

**Subject:** Re: Request for Site Visit - 25/00872/FUL - 83A Mount Road, Hinckley

Hi Ashleigh,

Thank you for your email.

I'm happy to meet you on site this Thursday, 5 February. Please let me know what time in the afternoon would suit you, and I will ensure access is available.

Kind regards,

Nigel

Sent from Samsung Mobile on O2

Sent from [Outlook for Android](#)

**From:** Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>  
**Sent:** Tuesday, February 3, 2026 11:00:43 AM  
**To:** mctarch@yahoo.co.uk <mctarch@yahoo.co.uk>  
**Cc:** nigelpaget1@gmail.com <nigelpaget1@gmail.com>  
**Subject:** Request for Site Visit - 25/00872/FUL - 83A Mount Road, Hinckley

Good morning,

I write with regard to planning application 25/00872/FUL at 83A Mount Road, Hinckley.

I apologise for the delays in assessment of this application to date.

I note your previous emails regarding the request of a Preliminary Roost Assessment (PRA) from LCC Ecology. I can confirm that this will need to be provided prior to a decision being made on the proposal.

On the matter of my assessment of the proposal, I believe I will require further information but in order to confirm this I will need to undertake an inspection of the site. As such, I am writing to enquire as to the likely accessibility to the site, which I understand may be gated/have doors that might prevent access.

I would be looking to undertake an inspection of the site either this Thursday (5 February) afternoon or next Wednesday (10 February) afternoon; can you let me know whether the site could be made accessible on either of those dates? If not, please let me know what other days and times may be suitable.

Kind regards,

**Ashleigh Gade**  
Senior Planning Officer

**Tel:** 01455 255945

**Email:** [ashleigh.gade@hinckley-bosworth.gov.uk](mailto:ashleigh.gade@hinckley-bosworth.gov.uk)

**Web:** [www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk)



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