
From: Dean Lefevre <dean@redkitenetwork.co.uk>
Sent: 02 August 2023 08:52
To: Onemoreroom Leicester
Cc: Planning Folder New; Sarah Postlethwaite; Planning Ecology
Subject: Re: F.A.O. Dean LeFeuvre - 23/00626/HOU - 7 Hill Close, Peckleton

Dear Graham,

Thanks for your call the other day and forwarding the email on to me, I have taken a second look into this given your comments. Although I appreciate that there will be no direct interruption to the existing roof, the installation of a new roof at the gable end could block an existing bat roost access point, which would cause both disturbance and modification or even destruction to an existing bat roost (if present), which would be unlawful without the appropriate legal documents. I have no images of the property and have never been to the property, so I cannot make this assessment from behind my laptop, hence the recommendation for a PRA to identify any risk of the aforementioned.

Unfortunately and as discussed over the phone, the lack of bat evidence on CCTV footage intended for rats is not an adequate appraisal or assessment of potential roosting suitability/use within the existing roof space. This needs to be conducted by a suitably experienced bat licensed ecologist.

I understand your comment regarding my statement about using the LRERC information available to me, however the absence of biological records does not confirm the absence of a certain species on a site, it just simply means that there have been no surveys previously undertaken on or immediately adjacent to the Site, or records have not been submitted. Bats are very small and mobile mammals, they can utilise the smallest of gaps under tiles, missing mortar, boarding etc..

For all of the above reasons, my original comments stand. I would strongly advise that the bat survey is undertaken at the earliest opportunity, as the optimum bat survey season is between May - August should any additional nocturnal presence/absence surveys be required.

Kind regards,
Dean



On Mon, 31 Jul 2023 at 14:36, Onemoreroom Leicester <onemoreroomleicester@yahoo.com> wrote:
Hi Dean, as per our earlier conversation, please see my email below sent last week.

In addition to this my client has stated - Due to having Rats in the loft previously, they have 5 different cameras up in the loft and the footage over a period of time shows no activity has been seen by Bats?

I'll look forward to hearing from you further shortly.

Many thanks, Graham.

Sent from my iPhone

Begin forwarded message:

From: Onemoreroom Leicester <onemoreroomleicester@yahoo.com>
Date: 27 July 2023 at 18:03:12 BST
To: info@redkitenetwork.co.uk
Subject: F.A.O. Dean LeFeuvre - 23/00626/HOU - 7 Hill Close, Peckleton

Good evening Dean, I have received the attached letter in respect of this proposal and I have advised my client. I have also spoken to the planning officer who feels that on this occasion this report may be unnecessary.

I tried to call you today to discuss this, especially due to the fact there have been no reports of bats in or around the property, and also that you have stated the following - *I have also consulted Leicestershire and Rutland Environmental Records Centre (LRERC) data for protected species and designated sites within the locality, which may incur potential impacts depending on the proposals. None have been identified on this occasion.*

The nature of the proposed extension would mean no direct interruption into the existing roof space, this would be an extension added on to the existing gable end. The planner advised me to speak with you to see if this was totally necessary on this occasion due to the above?

My client's were keen to move forward with this project as soon as possible and were very disappointed to receive the news that they may have to go to further considerable expense to obtain this report.

I will look forward to hearing from you shortly.

Many thanks, Graham.

Architectural Services

T 07970 431698

E info@omrleicester.co.uk

W omrleicester.co.uk

Facebook/Onemoreroom

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From: [Richard Wright](#)
Sent: 26 July 2023 12:28
To: [Onemoreroom Leicester](#)
Subject: 23/00626/HOU - 7 Hill Close, Peckleton

Good afternoon Graham,

Unfortunately I have received a consultation response from LCC (Ecology) requiring a bat survey and other information to be submitted in respect of the above proposal and recommending that the application is refused should it not be forthcoming. You should be able to see its full contents via the HBBC website using the application reference.

I have left a message on your voicemail for a call to discuss.

Kind regards

Richard Wright

Senior Planning Officer

07384 877803 – please note that I do not have access to voicemail messages and will not receive any left.

Hinckley and Bosworth Borough Council

Hinckley Hub, Rugby Road, Hinckley, Leicestershire LE10 0FR

Please note that I work Mondays – Thursdays ONLY

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