

From: rtodd@cr8-arch.com <rtodd@cr8-arch.com>
Sent: 03 March 2026 13:46:09 UTC+00:00
To: "Gwion Russell" <Gwion.Russell@hinckley-bosworth.gov.uk>
Subject: RE: Response To Application Number 25/01194/HOU at Rosalea Bosworth Road
Congerstone Nuneaton Leicestershire CV13 6LY

Hi Gwion,

No the version in bold is the response from the local authority ecologist.

Should you have any further queries please do not hesitate to make contact on the information provided below.

Kind Regards,

Richard Todd
Architectural Technologist
Director
BA (hons), MArch Architecture

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Acorn House, 22 High Street,
Sutton Coldfield, Birmingham, B72 1UX
Tel: 0121 647 3600
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Email: enquiries@cr8-arch.com
www.cr8-arch.com
Company Registration No. 14372725

From: Gwion Russell <Gwion.Russell@hinckley-bosworth.gov.uk>
Sent: 03 March 2026 13:38
To: rtodd@cr8-arch.com
Subject: Re: Response To Application Number 25/01194/HOU at Rosalea Bosworth Road
Congerstone Nuneaton Leicestershire CV13 6LY

Hi Richard,

Thank you for your e-mail.

Can I confirm that Dr Stefan Bodnar has recommended a subsequent emergence survey, as per the first portion of bold font below.

I will forward your concerns on to the Ecology team for comment.

Thank you,

Gwion

From: rtodd@cr8-arch.com <rtodd@cr8-arch.com>
Sent: Monday, February 23, 2026 2:22 PM
To: Gwion Russell <Gwion.Russell@hinckley-bosworth.gov.uk>; 'Joanne Fores' <jo.fores@hotmail.co.uk>
Cc: jo.fores@hotmail.co.uk <jo.fores@hotmail.co.uk>
Subject: RE: Response To Application Number 25/01194/HOU at Rosalea Bosworth Road Congerstone Nuneaton Leicestershire CV13 6LY

Hi Gwion,

I hope you are well. Apologies for the delayed response. However, I have taken the time to seek further advice on the need for a bat emergence survey. I am concerned that local authority ecologist has questioned the preliminary survey's recommendations. The ecologist has questioned photographic evidence provided by the clients professional (Dr. Stefan Bodnar), who would have inspected any crevices within the building envelope and made the relevant judgements based on his professional understanding. It is unusual for a consultee to question the recommendations of a fellow professional without indicating clear mistakes within the produced survey, none of which has been presented.

Please see below comments provided from Dr. Stefan Bodnar:

However, the photos appear to indicate potential roost features (PRFs), in the form of gaps in the vertical hanging tiles located on the upper dormer windows and lifted led flashing. These features can provide suitable habitat for crevice dwelling bats and are to be impacted by the extensive alterations. • Therefore, considering the proposed works are to affect the existing tiles and suitability of the surrounding habitat, further surveying is required.

At least one bat emergence surveys to be carried out, in line with the good practice guidelines. The survey should include recommendations to inform any mitigation that might be necessary as a result of the survey and any recommended enhancements, specifying the model and location on an elevation plan.

My response:

The existing building is intact, there are no missing cracked or lifted tiles. In addition it has close fitted UPVc fascias and soffits. The above comments and requirements of the LPA ecologist are disproportionate to the risk of bats likely to be present.

Whilst all bat workers recognise that bats will go under hanging tiles, this is normally when the tiles are missing or disturbed. Unfortunately the oft quoted Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (Collins, J. 2023) does not guide surveyors as to what constitutes a suitable gap for bats and I have seen in other reports varying sizes of gap given as potential PRFs, such as 2-3mm which is quite preposterous.

Natural England guidance on what type of gap has potential to provide a bat roost feature is given in their standing advice to householders Natural England Technical Services Wildlife Licensing (EPS) standard roost visitor letter. ‘ Gaps which are larger than 8mm by 20mm, where the back end of the gap cannot be seen may give access/be used by roosting bats. ‘

The same guidance states that for provision of access: Leave small gaps (of 15-20mm wide by at least 50cm long) where the bargeboard joins the wall.

In this case the only PRFs comprise at most ‘a very small number of tiles with gaps 9mm or over at the ends, these are on the corners of the dormers’. The lead flashing is either intact or is raised only slightly and leaded beneath, so not actually forming any sort of cavity or PRF. Note that only a small proportion, if any, of these will fit into the NE classification as many of the tiles raised at the end will have ends that can clearly be seen, i.e. will extend only part-way under the tile in question. Therefore this extremely limited number of PRFs affected will form at best, shallow features of low bat roost quality. Standard emergence surveys are unlikely to detect such activity should it be present. Taking these elements into consideration, it is considered that this clearly falls under the classification of negligible though a small element of uncertainty may remain as bats can use small and apparently unsuitable features on occasion.

In light of this a more appropriate and proportionate recommendation in this case is to have a supervised strip of these features and I would request that this is considered rather than requiring the applicant to undertake expensive and time delaying surveys that are not really justified.

With kind regards

Dr. Stefan Bodnar MCIEEM

I would kindly request that the need for an emergence survey is reconsidered or request a detailed explanation as to its justification.

Should you have any further queries please do not hesitate to make contact on the information provided below.

Kind Regards,

Richard Todd

Architectural Technologist

Director

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Company Registration No. 14372725

From: Gwion Russell <Gwion.Russell@hinckley-bosworth.gov.uk>

Sent: 03 February 2026 09:21

To: Joanne Fores <jo.fores@hotmail.co.uk>

Cc: rtodd@cr8-arch.com

Subject: Re: Response To Application Number 25/01194/HOU at Rosalea Bosworth Road
Congerstone Nuneaton Leicestershire CV13 6LY

Hi Jo,

Thanks for confirming - I shall extend the application to Friday 29th May, in the first instance.

Yes of course, I don't anticipate there are any issues with the scheme currently. I have spent some time comparing it to what was previously refused and can see that is more closely aligns with our strategic policies. I would have to get this reviewed by management before a final decision is made and if anything arises in our team meetings I shall let you know as soon as I know.

Hope this helps.

Kind regards,

Gwion Russell

Planning Officer
(Development Management)

Tel: 01455 255982

Mob: 07773 962912

Email: gwion.russell@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Joanne Fores <jo.fores@hotmail.co.uk>
Sent: Tuesday, February 3, 2026 9:14 AM
To: Gwion Russell <Gwion.Russell@hinckley-bosworth.gov.uk>
Cc: rtodd@cr8-arch.com <rtodd@cr8-arch.com>
Subject: Re: Response To Application Number 25/01194/HOU at Rosalea Bosworth Road
Congerstone Nuneaton Leicestershire CV13 6LY

Thank you

Yes please we will need that extension.

Any idea of timescales for a decision once the survey is complete?

If there are any other areas to address can we sort these in the interim?

Regards

Jo

On 3 Feb 2026, at 08:23, Gwion Russell <Gwion.Russell@hinckley-bosworth.gov.uk> wrote:

Hi Jo,

Thank you for your e-mail.

Yes, apologies, this was my error. If the emergence surveys need to be carried out from May then we would need to extend the application until they are carried out and submitted to the Ecology team and given the green light.

Shall we agree to extend the application until the end of May in this case? I do understand the frustration this causes.

Looking forward to your response.

Kind regards,

Gwion Russell

Planning Officer
(Development Management)

Tel: 01455 255982

Mob: 07773 962912

Email: gwion.russell@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Joanne Fores <jo.fores@hotmail.co.uk>
Sent: Monday, February 2, 2026 8:39 PM
To: Gwion Russell <Gwion.Russell@hinckley-bosworth.gov.uk>
Cc: richartodd@cr8-arch.com <richartodd@cr8-arch.com>
Subject: Re: Response To Application Number 25/01194/HOU at Rosalea Bosworth
Road Congerstone Nuneaton Leicestershire CV13 6LY

Thank you Gwion

Can you please clarify dates. The ecology report reads the surveys to take place between from May but you mention extending this application to the end of February.

Regards

Jo Fores

On 2 Feb 2026, at 11:54, Gwion Russell <Gwion.Russell@hinckley-bosworth.gov.uk> wrote:

Hi Richard and Jo,

I hope you're both well.

Thank you for accommodating my site visit last week.

Just following on from LCC Ecology's holding objection - a further emergence survey would need to be carried out for the objection to be satisfied - this is common practice and follows any preliminary roost assessment, especially in rural locations. I would advise contacting the surveyor, Stefan Bodnar, to see if they can carry out this emergence survey, and then all being well the objection should be satisfied.

Dependent on the outcome of the surveys we may just need amended elevations detailing the locations, makes and models of bird/bat boxes (normally they need to be 5m away from an openable window).

With the target date set for 6th February, it is unlikely a survey would be carried out prior to this so I would advise extending the application until the end of February to allow surveys to be undertaken and LCC Ecology to review.

I hope this helps, but feel free to telephone me directly using the details below, should you have any further queries about the application.

Kind regards,

Gwion Russell

Planning Officer
(Development Management)

Tel: 01455 255982

Mob: 07773 962912

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Web: www.hinckley-bosworth.gov.uk

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From: Gwion Russell <Gwion.Russell@hinckley-bosworth.gov.uk>
Sent: Tuesday, January 13, 2026 8:16 AM
To: rtodd@cr8-arch.com <rtodd@cr8-arch.com>
Subject: FW: Response To Application Number 25/01194/HOU at Rosalea Bosworth Road Congerstone Nuneaton Leicestershire CV13 6LY

Hi Richard,

Please find attached LCC Ecology's response to the above application.

Kind regards,

Gwion Russell

Planning Officer

(Development Management)

Tel: 01455 255982

Mob: 07773 962912

<image009.jpg>

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The above comments are initial informal officer views only and are made without prejudice to any decision the local planning authority may make in respect of a subsequent application. The views are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties and are given in the absence of any review by the relevant senior sign-off officer.

From: planning.ecology@planning.leics.gov.uk <planning.ecology@planning.leics.gov.uk>

Sent: 12 January 2026 17:24

To: Gwion Russell <Gwion.Russell@hinckley-bosworth.gov.uk>; Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>

Subject: Response To Application Number 25/01194/HOU at Rosalea Bosworth Road Congerstone Nuneaton Leicestershire CV13 6LY

Please find attached my representation in response to the above planning submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

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<Response_2026-1194-04.pdf>

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