Gary and Donna Stevens
Little Gables
10/12 Pipe Lane
Orton-on-the-Hill
Atherstone
CV9 3NF

C A Underwood Ltd
Chartered Architects
The Barn
Church Lane
Ravenstone
Coalville
LE67 2AE

10th June 2008

Dear Clive

Re:- Planning Application and Ecological Report for Extension at Little Gables, Orton-on-the-Hill.

Further to our recent conversations in respect of the above, I now enclose two copies of the Protected Species Survey Report carried out by the Curious Ecologists Consultancy at Coalville.

As you will see there is evidence of Bats within the roof space above the existing bathroom, although no Bats were actually in the roof space at the time of the survey, the evidence being based upon droppings found as detailed in point **3) Results** of the report.

Although it is recommended that an "Emergence Survey" be carried out within point **6) Recommendations and Mitigations** and if essential we of course will have to have one, we confirm that we are more than happy and prepared to have this work undertaken outside of the Bats breeding season and include within the new roof covering any suitable access points (Bat Tiles Etc) that are necessary and would hope that this solution/request could be made a condition of any grant of Planning Permission, as this of course, will only be the necessary outcome of any further surveys and is a much more cost effective and time efficient solution.

If you do need to discuss this further before submitting one copy of the report to HBBC then please give me a call. In the meantime could you please also let me have a couple of copies of your final plan as submitted to HBBC in order that I can start to obtain costings and quotations for all of the works.

Thank you again for the your help and patience.

Yours sincerely

for Gary Stevens BSC (Hons) MRICS

curious ECOLOGISTS

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Report for

Little Gables, 10 Pipe Lane, Orton on the Hill, Atherstone

Protected Species Survey

Date of Report – 23rd May 2008

Proprietors

Bern Gibney (Ecologist) – 07875 484342 (mob)
Karen Headley (Ecologist) – 07913 873904 (mob)
Martin Randall (Woodland and Arboricultural Consultant) – 07968 297893 (mob)

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ECOLOGICAL CONSULTANCY

Protected Species Survey at Little Gables, 10 Pipe Lane Orton on the Hill, Atherstone,

Name of Client: Mr & Mrs Stevens

Address of Client: Little Gables, 10-12 Pipe Lane, Orton on the Hill, Atherstone, CV9 3NF

Date of Survey: 23rd May 2008

Weather Conditions: 100% cloud, dry, slight breeze

Address of survey site: Little Gables, 10-12 Pipe Lane, Orton on the Hill

Planning Application Number: 08/00483/FUL

Grid Reference of survey site: SK30510371

Name of Surveyor: A.B.Gibney BSc (Hons), MIEEM

Licence Numbers: Bat 20073155 issued by Natural England

1) Background

1.1 Reason for survey

It is proposed to extend the property at some time in the future. A protected species survey (particularly bats) was requested as part of the Planning Permission conditions to carry on the development.

1.2 Description of site

The proposed site is situated in a village, and is a single storey property surrounded by a garden, which is made up of mown lawn, herbaceous borders and tarmac drive.

1.3 The Building

The building had brick rendered walls and a tile roof in the main. It had been extended over the years and now has various different roofs, some pitched and some flat. There were valleys between the various roofs. The flat roof had a tarred felt finish. The roof had been lined in part and other sections were torched. All the roofs had a timber construction.

2) Survey Methods

2.1 Date
The survey was carried out on Friday 23rd May 2008.

2.2 Methods and Limitations
The building was searched in a systematic pattern, particularly in the roof where the extension is to be built. All available spaces were searched, looking for signs of bats, in particular droppings, insect remains (where bats have fed), lack of spiders' webs (where bats have roosted), the bats themselves and body oils stains (where bats have squeezed through gaps). A bat detector was on at all appropriate times to check whether bats were disturbed in the roof spaces when the light was shone into them. Particular attention was paid to undisturbed surfaces, walls (where bat droppings sometimes stick) and windowsills (both inside and outside the buildings). The search was carried out with a high power torch inside the building and binoculars on the outside (particularly searching under eaves, ridge tiles, and between the tiles).

A note was made of any signs of other protected species, or whether there was any appropriate habitat for other protected species.

3) Results

3.1 Bats – Evidence of bats using the property was found in the roof space above the bathroom. Droppings were found scattered on the roof insulation and ceiling timbers. There were particularly located underneath the ridge timbers. These were identified as Brown Long-eared (*Plecotus auritus*) bat droppings, some of the droppings were fresh. No bats were discovered during the survey.

3.2 There was no evidence of any other protected species on the site.

4) Conclusions

4.1 The roof space of the house had been used as a bat roost, probably by a number of Brown Long-eared bats. Brown Long-eared bats are particularly difficult to survey as they are very quiet on the bat detector and emerge about one hour after sunset when it is very dark.

4.2 There were no indications of any other protected species on the site.

5) Legislation

Bats: Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000), and by the European Habitats Regulations 1994. To summarise; it is an offence to damage or destroy any place of shelter and protection used by bats (their roosts); deliberately, intentionally or recklessly obstruct a bat roost; deliberately, intentionally or recklessly disturb a bat; or intentionally kill, injure or take any bat.

6) Recommendations and Mitigations

Bats – a European Protected Species (EPS) licence should not be required to carry out the work on the building, as re-roofing can be carried out without disturbing a roost, providing it is carried out when bats aren't present and access to the roost is maintained after the development and providing the work is completed before the bats need to access the roost. However further surveys should be undertaken so that the pattern of usage of the roosts in this building can be established. These surveys should include the recommended emergence surveys for a moderate value roost as suggested in Bat Surveys – Good Practice Guidelines. This states 2/3 emergence surveys over the period May to August (to be evenly spaced over that period). Please note that one of these should be a dusk emergence and a dawn re-entry survey within the same 24hour period. This will enable an evaluation of appropriate mitigation requirements. The mitigation is likely to recommend that the work is carried out when the bats are not using the roost and that suitable access points are incorporated into the new roof allowing bats access into the new roof space and should be written up as a detailed method statement.

References

Mitchell-Jones, A.J. & McLeish, A.P. [ed.] (1999) *The Bat Workers' Manual* JNCC

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines)* English Nature

K.Parsons (ed.) (2007) *Bat Surveys Good Practice Guidelines* Bat Conservation Trust

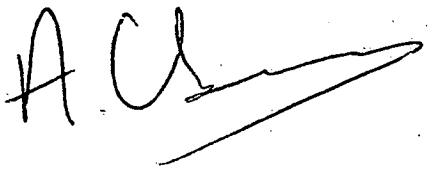
Gent,T. & Gibson,S. [Eds] (2003) *Herpetofauna's Workers' Manual* JNCC

Heaton, A. (1998) *Rare Wildlife in Leicestershire and Rutland* Kairos Press

Betts, C.J. (2001) *Checklist of Protected British Species* Christopher Betts Environmental Biology

Report Produced by

Alan Bernard Gibney BSc (Hons), MIEEM - Ecologist (Curious Ecologists)



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Appendix 1: Photographs of Site



Rear view of property



Rear view of property, showing roof to be altered



Front view of property