

**Jane Steel**

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**From:** Richard Wright  
**Sent:** 31 January 2024 15:45  
**To:** Dale.Devereaux@leics.gov.uk  
**Cc:** Planning Folder New  
**Subject:** FW: 23/01091/HOU - Ecology Comments

**From:** Dale Devereaux <[Dale.Devereaux@leics.gov.uk](mailto:Dale.Devereaux@leics.gov.uk)>  
**Sent:** Wednesday, January 31, 2024 3:21 PM  
**To:** Richard Wright <[Richard.Wright@hinckley-bosworth.gov.uk](mailto:Richard.Wright@hinckley-bosworth.gov.uk)>  
**Subject:** 23/01091/HOU - Ecology Comments

Good afternoon,

**23/01091/HOU | Two storey front extension, first floor side extension, extension to outbuilding and alterations to dwelling | 2 Kennels Cottages From Ashby Road B4116 To Gopsall Estate Via Kennel Cottages Gopsall Twycross Atherstone Leicestershire CV9 3QJ**

The site is in a rural location with good habitat connectivity, and a bat roost was found in an adjacent building in 2022.

As the proposed development includes extensive alterations to the existing roof, which may provide roosting features for bats, a Preliminary Roost Assessment (PRA) and nesting bird survey will be required. The survey will need to be carried out by a suitably licenced ecologist and can be carried out at any time of year.

Please note that ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination.

Kind Regards,

**Dale Devereaux** BSc ACIEEM

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