

**From:** Planning Mailbox <planning@blaby.gov.uk>  
**Sent:** 25 Mar 2022 09:24:53  
**To:** Max.Heagin@blaby.gov.uk, DMS.Development.Control@blaby.gov.uk  
**Cc:**  
**Subject:** FW: 22/0104/HH 31 Forest Road Huncote Ecology comments DO Mar-22  
**Attachments:** queens\_platinum\_jubilee-small-2.png, LRERC Bat Protocol OCT 2021.pdf

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**From:** Donna Oxbrough <Donna.Oxbrough@leics.gov.uk>  
**Sent:** 24 March 2022 16:08  
**To:** Planning Mailbox <planning@blaby.gov.uk>  
**Subject:** 22/0104/HH 31 Forest Road Huncote Ecology comments DO Mar-22

**22/0104/HH | Two storey side extension | 31 Forest Road Huncote Leicestershire LE9 3BH**

Good afternoon,

Thank you for consulting us on this planning application to which I have no objections.

The proposed extension does not appear to impact the roof or roofline of the existing dwelling therefore, on this occasion a bat survey is not required. The development site is located close to habitat suitable for foraging bats and a bat roosts have been identified previously in the local area. I recommend the applicant reviews the information provided in the Bat Protocol I have attached to this email, and the following note to applicant is added to any planning permission granted:

'The property may be suitable for roosting bats, which are protected by law from harm. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst expert advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls'.

The site is in a 'Swift Alert Area' where swift have been recorded in the recent past; as a planning condition I recommend installation of 1 group of 3 boxes/bricks in a suitable position. Further guidance on this can be found here [https://www.swift-conservation.org/Leaflet\\_1\\_Swifts\\_Nest-boxes\\_at\\_Your\\_Home-small.pdf](https://www.swift-conservation.org/Leaflet_1_Swifts_Nest-boxes_at_Your_Home-small.pdf) The locations of these should be marked on the plans, details of box specification provided, and photographs submitted after they have been installed to enable the condition to be discharged.

Please let me know if you require any further information.

Kind regards  
Donna

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