

**From:** Planning Mailbox <planning@blaby.gov.uk>

**Sent:** 05 Jul 2022 03:42:37

**To:** Helen.Wallis@blaby.gov.uk, DMS.Development.Control@blaby.gov.uk

**Cc:**

**Subject:** FW: Planning Application Consultation - 22/0313/HH - Ecology comments

**Attachments:** queens\_platinum\_jubilee-small-2.png

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**From:** Jennifer Lucas <Jennifer.Lucas@leics.gov.uk> **On Behalf Of** Planning Ecology

**Sent:** 05 July 2022 11:04

**To:** Planning Mailbox <planning@blaby.gov.uk>

**Subject:** RE: Planning Application Consultation - 22/0313/HH - Ecology comments

With reference to the above consultation, please refer to our comments on the previous application at this site (21/1189/FUL), which are applicable in this case.

The barn proposed for conversion, is close to open countryside and sited in an area with good bat foraging habitat. We also have a record of a bat roost in the building. 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. A bat survey of all the buildings on site that will be impacted by the works is therefore needed. Bat surveys involve an external and internal inspection of the building by an appropriately licensed bat worker and an assessment of its potential value for bat roosting. This can be done at any time of year. If evidence of bat use is found, or the building is considered to have low, moderate or high value, or the surveyor cannot fully inspect the building, a suite of emergence surveys may also be required. Emergence surveys can only be carried out between May and mid Sept. The number of survey visits needed depends on the findings of the inspection, and should follow national guidelines. Buildings with low roost potential require 1 survey; medium require 2, and high potential require 3 surveys. The suite of surveys should include at least one between May and August.

A list of consultants able to do this work is available on request, and guidance on bat surveys is at this link

<https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2021/10/5/LRERC-Bat-Protocol.pdf>

Depending on the results of surveys, mitigation may be required, and may be the subject of a planning condition and possibly a European Protected Species license application to Natural England.

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).

If this information cannot be supplied, I advise that this application is withdrawn or refused, on the grounds of inadequate information about protected species.

Please let me know if you require any further information.

Kind regards

Donna

Donna Oxbrough

Senior Planning Ecologist

Leicestershire County Council

County Hall

Leicester

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Please contact us if you have any queries.

Best wishes

Ecology Planning Team

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Planning, Historic and Natural Environment

Leicestershire County Council

County Hall, Glenfield, Leicester LE3 8RA

-----Original Message-----

From: [planning@blaby.gov.uk](mailto:planning@blaby.gov.uk) <[planning@blaby.gov.uk](mailto:planning@blaby.gov.uk)>

Sent: 27 June 2022 11:29

To: Planning Ecology <[Planning.Ecology@leics.gov.uk](mailto:Planning.Ecology@leics.gov.uk)>

Subject: Planning Application Consultation - 22/0313/HH

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