

Thank you for consulting the Ecology Unit on the above planning application and accompanying Preliminary Bat Roost Assessment Report (Gritstone Ecology, 22/10/2024). The proposals are for the prior approval for proposed demolition of existing detached dwelling. Our comments are as follows.

Bats

The preliminary bat assessment was undertaken on 21/10/2024 and comprised an internal and external inspection of the property. No bats or signs of bats were found during the survey and the property was considered to have a negligible potential to support roosting bats. No further surveys for bats are therefore considered necessary at this time and works can commence with a low risk to roosting bats.

Notwithstanding the above, bats are mobile in their habits and can be found in the most unlikely places. If bats are found or suspected at any time during the works, works should cease immediately and advice sought from a suitably qualified bat worker. We suggest that an informative to this effect be placed on any permission, if granted.