

From: [Elspeth Ingleby](#)
To: [Harriet Frank](#)
Cc: [Planning](#)
Subject: 12 Broxa Lane, Hackness NYM/2018/0248/FL
Date: 23 May 2018 11:52:44

Dear Harriet,

On assessing this application, we found that there had been bat roosts recorded in the property previously. On investigation of previous planning applications and the associated documents, which include the bat surveys carried out in 2007, I could see that there was a large maternity roost of pipistrelle within the main roof space of this property, plus a lot of activity by myotis bats in the area which would suggest a nearby roost although such a roost was not found during the survey. The maternity roost was thought to be of potential regional importance.

Whilst the proposed development will not affect the identified roost location (as observed in 2007), given the concentration of bat activity at the site it is reasonable to assume that there may well be associated day roosts under tiles in the immediate locale, which could include the small single story lean-to like structure which is to be reroofed as part of this development. It would therefore be appropriate for a scoping survey to be carried out to assess the potential risk of bats being impacted. Given that the property has been previously surveyed by an ecologist who is still working in the area, we would recommend that the applicants consider using the same ecologist (Giles Manners of MAB ecology) to assess the site as he will have a good understanding of the previously recorded roost and therefore more easily assess the potential risk to bats as part of this application.

Best wishes,

Elspeth

Elspeth Ingleby

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