

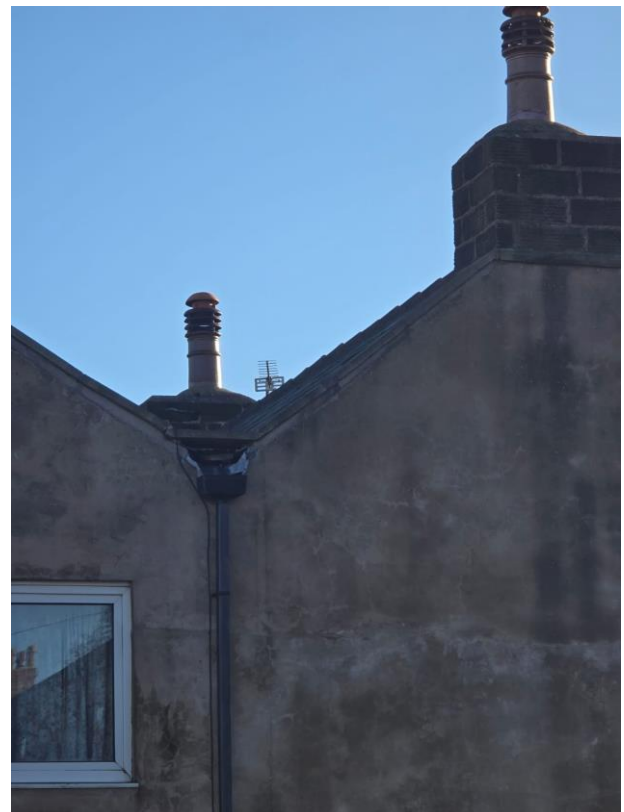


To whom it may concern,

I am writing in response to the comments about the PRA for 91a High Street, Dodworth.

The PRA conclusion I reached for the outbuilding was also based on an internal assessment of the building, which is crucial. Internally the back of the majority of the tiles is visible, and clearly shows no crevice roosting potential. The amount of cobwebbing and dust within the roof area, off the rafters and around the ridge also clearly demonstrate they have not been disturbed in a long time. The PRA should take into account both internal and external characteristics of the building to reach a conclusion, as per the current BCT Guidelines.

With regards to the roof not being visible to your surveyor, I have returned to site and by walking up and down the hill been able to show in photos that I was fully able to see the roof of the building, and how tight the tiles are on the main house to support my conclusions there.



Paragraph 5.2.44 has not been used to avoid the planning delays, the outbuilding is genuinely considered to have low value for bats given the internal conditions of the building.

Kind regards,

Liz

Elizabeth Davies BSc (Hons) MCIEEM

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