

EC2174

7th March 2025

Joe Cross
Linkert Homes
62 Gatcombe
Netley
Southampton
SO31 5PX

By email only: joe@linkerthomes.co.uk

Dear Joe

EC2174 2 Western Road – Internal Roof Inspection

Thank you for asking enims to undertake an internal inspection of your site at 2 Western Road. Please find below details of the site visit, along with recommendations with consideration to the proposed works at the site.

Background

enims Ltd was commissioned by Joe Cross (Linkert Homes) to carry out an internal roof inspection at 2 Western Road, Southampton. This was to provide additional information for the local planning authority about the suitability of the main residential building for roosting bats. The proposed scheme of works is to extensively renovate or remove the existing residential dwelling (B1) and garage (B2). A preliminary roost assessment (PRA) and three bat roost survey visits have previously been carried out at this site. This report should be viewed alongside the PRA and bat roost survey reports.

Methodology

A thorough check of the internal roof space in the main residential dwelling (B1) was carried out on 28th February 2025. The check involved searching for bats or evidence of bats such as droppings, urine stains or scratch marks. The site visit was carried out by Fraser Gurney, a Consultant Ecologist at enims Ltd, and Ashleigh Cairns, a Junior Ecologist at enims Ltd. Fraser is experienced in bat ecology and holds a Level 1 bat licence. Equipment used included a high-powered torch and binoculars.

Results

No bats or evidence of bats were seen in B1 during the internal inspection. The ceiling of the building had previously been removed, meaning the entirety of the inside of the roof and previous loft space were able to be checked. See Photograph 1 below for an image of the internal roof space of B1.



Photograph 1. Internal roof space at 2 Western Road.

Conclusion

As no bats or evidence of bats were seen during the site visit, the proposed works can proceed as planned. Should any bats be found at the site subsequent to the site visit, work should halt until an ecologist has been consulted. This conclusion is drawn from the site visit, the PRA and the bat roost surveys and should be taken in context with the PRA report and the bat roost survey report.

I hope this information is useful for your site records. Please do not hesitate to get in touch if you require further details.

Yours sincerely



Fraser Gurney
Consultant Ecologist