

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	24/00098/FUL
ADDRESS	8 Stapleton Lane Kirkby Mallory Leicester Leicestershire LE9 7QJ
DESCRIPTION OF DEVELOPMENT	Proposed front porch, rear conservatory, rear dormers to create loft space, render and alterations to existing dwelling, garage conversion to workshop, new single storey stable and change of use of outbuilding for business use.
PLANNING CASE OFFICER	Sullevan Archer
DEPARTMENT	ECOLOGY
PLANNING ECOLOGY OFFICER	Dale Devereaux
DATE OF COMMENTS	28/02/2024
SUMMARY RESPONSE:	
No comment	
No objection	
Refusal	
Further information required	
Condition recommended	
Informative recommended	✓
REASON FOR RECOMMENDATION PROVIDED:	
- The proposed development includes the addition of two new dormers in the existing roof. As this is a minor alterations, and having viewed the property from aerial imagery and Google Street-view, it appears to have low potential for roosting bats, no bat surveys will be required. - Although there is a pond on-site, there is a lack of nearby records for Great Crested Newt and although this does not rule out their presence, the small footprint of the proposed stable, and present use of the site for various livestock, including chickens, means that any impacts to potential populations will be negligible. - As the footprint of the stable is relatively small, and the area is already used for storage, the impact on biodiversity of the grassland will be minimal. However, the hedgerow on the northern boundary is a species-rich native hedgerow with trees, and the hedgerow opposite is a potential Local Wildlife Site (pLWS).	

As such the trees highlighted on the plan should be pruned rather than removed in order to maintain the condition of the hedgerow.
BIODIVERSITY NET GAIN (BNG) specific comments:
N/A
FURTHER INFORMATION REQUIRED:
N/A
AMENDMENTS RECOMMENDED:
N/A
DOCUMENTS REVIEWED:
LCC Ecology has reviewed (to be deleted as appropriate): - Aerial photography - Species and habitat data - Applicant submitted information: Site Photos, Existing and Proposed Site Elevations, Site Location Plan, Proposed Layouts
RECOMMENDED CONDITIONS TO BE APPLIED:
N/A
RECOMMENDED INFORMATIVES TO BE APPLIED:
- Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, any vegetation clearance should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person. - The trees and property may be suitable for roosting bats, which are protected under the Wildlife & Countryside Act 1981 (as amended). It is the applicant's responsibility to ensure that this legislation is not breached and therefore may need to consult with a licenced ecologist prior to commencement to ensure that bats will not be impacted by the works. Works must cease if bats are found whilst advice from a licenced bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including under tiles, flashing, lofts, rafters, beams, gables, eaves, soffits, ridge-tile, chimneys, etc. but may also be present in crevices in stone or brickwork and in cavity walls.
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
N/A
DISCHARGE OF CONDITIONS ONLY:
(Please confirm which condition(s) is/are being discharged)
N/A

Note for applicants: Please be aware that this specialist advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council.

If you have any queries about this advice, please correspond directly with the Planning Officer assigned to the planning application or discharge of condition application. We are unable to respond directly to applicant enquiries regarding the advice that we have provided as part of this service.

The following legislation is used to assist in the assessment of planning applications:

Legislation source	Reference
NPPF Dec 2023	Paras 8, 180, 181, 185, 186, 187, 188
Environment Act 2021	Mandatory Net Gain Biodiversity Duty Local Nature Recovery Strategy
District or Borough Local Plan and supporting SPD's	Local Plan policy reference.
ODPM circular 06/2005: Biodiversity and Geological Conservation	Requirement for species survey work and mitigation recommendations to be carried out prior to the determination of a planning application. Paras. 98 and 99
NERC Act 2006	Biodiversity Duty (see also Environment Act 2021) Section 41, habitats and species of Principal Importance (previously BAP)
Various International, European and National laws in relation to the protection of species and habitats	International and national site protection: Ramsar sites (from Ramsar Convention), Habitat and Birds Directives (Natura 2000 sites include SAC's and SPA's), SSSI's, National Nature Reserves, Local Wildlife Sites, Local Nature Reserves. Habitats and Species protection: Habitat and Species Regulations (protected sites and species). Wildlife and Countryside Act 1981 (as amended including special Schedule 1), Natural England Standing Advice. Badger Act.