

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00773/DISCON
Applicant: Mr Christopher McManus
Ward: Hinckley Trinity



Hinckley & Bosworth
Borough Council

Site: Cold Comfort Farm Rogues Lane Hinckley

**Application to discharge Condition 9 (Bat Survey) from planning application
22/01009/FUL**

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 9

No development shall commence on any building until 1 nocturnal bat emergence and activity survey to update the existing submitted Preliminary Bat Roost Assessment and Bird Survey dated August 21 by Hillier Ecology has been submitted to and approved in writing by the Local Planning Authority. The updated survey shall be accompanied by a scheme of appropriate mitigation measures (including precise details of the timing and method of protection). No development shall be undertaken except in accordance with the approved scheme of mitigation.

**Received 8 August 2024
C9 Bat Mitigation Report**

Consultees / Assessed by:
LCC Ecology

Conclusion / Summary:
Condition 9

The bat report has been assessed by LCC Ecology and details the results from the activity survey required by Condition . The report confirms the presence of summer day roosts for small numbers of common pipistrelle, natterers and brown long eared bats. A licence is required from Natural England before works to commence. LCC have advised that the condition is eligible for discharge with an informative.

Note to Applicant:

This development will require a European Protected Species licence to make it lawful. You must be aware that to proceed with the development without first obtaining an EPS Licence could result in prosecution.

In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:
Condition 9 Bat Mitigation - Discharge