

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00045/FUL
ADDRESS	Post Office Station Road Hinckley Leicestershire LE10 1AW
DESCRIPTION OF DEVELOPMENT	Conversion of existing post office to a 12 bedroom luxury HMO (House in Multiple Occupation)
PLANNING CASE OFFICER	Alex Jelley
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	11 June 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Application Form • Site Location Plan • Existing Elevations: 25-69-PT2-PL05 • Proposed Floor Plans: 25-69-PT2-PL02-A • Proposed Elevations: 25-69-PT2-PL04-A • Internal/External Bat and Bird Survey (Dr Stefan Bodnar, May 2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
• An Internal/External Bat and Bird Survey completed by Dr Stefan Bodnar in May 2026 has been submitted with the application which is accepted and outlined below. Bats and Birds • The building is in good repair with the roof recently being replaced therefore classed as 'negligible' roost potential and no evidence of nesting birds were observed therefore; no further surveys are required. • Biodiversity Enhancements – In accordance with the NPPF (2024) there should be a net gain for biodiversity and NERC Act 2006 a duty for public authorities to conserve and enhance biodiversity. It is therefore, recommended that 2 x swift bricks are incorporated	

within the development on the East Station Road frontage, facing elevation as advised by the ecology report. Please see recommended Conditions.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
• Swift Boxes - No development shall take place until a swift (<i>Apus apus</i>) enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. This is to detail the provision of a minimum of 2 woodcrete nest boxes, the make/model and location on building. All works are to proceed strictly in accordance with the approved scheme.

Note for applicants: Please be aware that this advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council Ecology Team. Its purpose is to discharge the legal duties of the determining authority under The Local Authorities (Functions and Responsibilities) Regulations (2000), Regulations 4.

If you have any queries about the content, 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 to the determining authority.

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

Legislation source	Reference
National Planning Policy Framework	Paragraphs relevant to biodiversity, biodiversity net gain, ecological connectivity and protected species
Environment Act 2021	Mandatory Net Gain Biodiversity Duty Local Nature Recovery Strategy
District or Borough Local Plan and supporting SPD's	Local Plan policy
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.

