

Site Name	31 Station Road Desford Leicester Leicestershire LE9 9FN	Advice Request	Ecology
Planning Ref	24/00656/HOU	Response Deadline	5 th August 2024
Planning Officer	Richard Wright	Completed By	Dean LeFeuvre
Date of Request	15 th July 2024	Date of Issue	1 st August 2024

Stance: Object.

Dear Richard,

I am writing in respect of ecological matters for the above application advice request regarding the proposed two storey front extension.

I have reviewed the following documents on the Hinkley & Bosworth Borough Council's online planning portal.

- **Proposed Site Plan / Block Plan - 24010 DSA ZZ RP DR A 005 X, Existing Floor Plans and Elevations - 24010 DSA ZZ XX DR A 001 B, and Proposed Floor Plans and Elevations - 24010 DSA ZZ XX DR A 002 G.**

I have also consulted Leicestershire and Rutland Environmental Records Centre (LRERC) for existing protected species data and designated sites within the locality, which may incur potential impacts depending on the proposals. This identified the presence of roosting bats within a similar structure located within close proximity to the site.

Due to the proposed extension of the structure on site, additional information is required in relation to roosting bats and breeding birds. In the absence of this additional information (detailed below) I recommend refusal since it is not possible to conclude that the proposal will not cause an offence under The Conservation of Habitats and Species Regulations 2017.

For any planning application triggering the need for a bat survey, the following documents should be submitted to allow determination of the application:

1. A Preliminary Roost Assessment and any further surveys recommended by the licensed ecologist (e.g. Presence/Absence Survey and Roost Characterisation Survey).
2. A site plan showing any mitigation and enhancements being offered for bats (e.g. bat box locations, bat loft locations with measurements and internal details).
3. A lighting plan showing location and specification for any proposed lights on the site. The lighting plan should reflect the Bat Conservation Trust's Bats and Lighting in the U.K. guidance.

All bat surveys should be carried out by an experienced, licensed ecologist and in accordance with the Good Practice Guidelines. Mitigation should be designed in line with Natural England's & CIEEMs Bat Mitigation Guidelines. Any deviation from the methods, level or timing of surveys set out in the Good Practice Guidelines should be accompanied by a reasoned evidence statement from the licensed ecologist carrying out the survey clarifying how the sub-optimal survey is ecologically valid.

A list of consultants able to do this work is available on the CIEEM website here:
<https://events.cieem.net/RegisteredPracticeDirectory/Registered-Practice-Directory.aspx>.

The applicant should always check or request that the ecologist they select has the relevant protected species survey licences issued by Natural England. Without a valid survey licence, the report provided by an ecologist will not be considered adequate by the Local Planning Authority in accordance with the latest 2023 BCT guidelines.

Yours sincerely,



Dean LeFeuvre BSc (Hons) MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)