

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

Discharge of Condition Decision Notice Condition Discharged

Name and Address of Applicant

Mr Kane O'Donnell
12 Park Road
Ratby
LE6 0JJ

Name and Address of Agent (if any)

Mr Iain Garnell
Design Three Sixty
Rugby House
Hinckley Road
Sapcote
LE9 4FS

Details of Application:

Application Ref: 25/00999/DISCON
Proposal: Application to discharge condition 4 (Biodiversity Enhancement Scheme) from
24/00516/FUL
Location: 12 Park Road, Ratby

The condition and supporting details submitted to apply for the discharge of condition:

Condition 4

No development shall take place until details of a bird box and bat box to be integrated within the new building has been submitted to, and approved in writing by, the Local Planning Authority. Details should include type of boxes and box positioning. Any boxes need to be shown on all relevant submitted plans and elevations. All works are to proceed strictly in accordance with the approved scheme.

Reason: *To ensure a satisfactory form of development in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).*

Information Submitted

C4, Proposed Elevations of both bird and bat boxes, Drg No. 137-003 Rev D (received by the Local Planning Authority on 9th January, 2026)
C4, Block Plan, Drg No. 137-001 Rev B (received by the Local Planning Authority on 14th October, 2025)
C4, Application form (received by the Local Planning Authority on 14th October, 2025)

Consultees:

LCC Ecology – Details relating to Condition 4 have been reviewed. The submitted model and location of the Schwegler 1FF bat box are considered acceptable.

Information regarding the Manthorpe Swift Brick integrated bird box has also been received. Whilst the submitted model of the Manthorpe Swift integrated bird box has been accepted, the initially proposed location was not acceptable as the box should be positioned beneath the eaves of the roof

and with at least 5m clearance from any windows. The proposed location has now been rectified in Drg No. 137-003 Rev D (received by the Local Planning Authority on 9th January) and the Manthorpe Swift Box has been positioned beneath the roof eaves and exceeds a separation distance of 5m away from the nearest window. LCC Ecology have now confirmed the location of the Manthorpe Swift Box is now acceptable and raises no further objection to the proposals.

Summary:

The submitted biodiversity enhancement scheme has been assessed by LCC Ecology, and an amended plan has now been provided. The revised details confirm that the location, type and dimensions of both the bird and bat boxes are acceptable. The condition is therefore considered satisfied and is ready to be discharged.

The proposal therefore accords with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the requirements of the National Planning Policy Statement (2024).

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being undertaken in accordance with the full terms of the condition.

Date: 15th January, 2026



Christopher Brown MRTPI
Head of Planning