

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00442/FUL
ADDRESS	23 Newbold Road Desford Leicester Leicestershire LE9 9GT
DESCRIPTION OF DEVELOPMENT	Proposed Change of Use from a retail store (Class E) to a medical and dental practice (Class E)(e) as well as external alterations to front and side elevations
PLANNING CASE OFFICER	Faizal Jasat
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Karley Khan
DATE OF COMMENTS	06 August 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
Preliminary Ecological Appraisal (prepared by Gritstone Ecology, dated 09/06/2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
We have reviewed the above ecology document, as well as the updated Existing and Proposed Elevation Plans (ref: 26017-02-D & 26017-04-D) and are satisfied with the information provided and survey work undertaken. The ecology report does not include any information relating to nesting birds, however it is evident from the information provided birds would not be nesting within the building. Nevertheless, depending on when the works are undertaken, nesting birds may make use of the building including the flat roof section to the rear which is adjacent to the roof where the solar panels are proposed. Furthermore, ecological enhancements are not included within the report. Therefore, conditions in relation to nesting birds and ecological enhancements are included below, along with informatives.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
Nesting Birds - No development shall take place (including demolition works, alterations or vegetation clearance) until an updated nesting bird survey has been submitted to and	

approved in writing by the Local Planning Authority. This survey is to be carried out 24 hours of the likely commencement of works on site. It is to include details on mitigation measures for nesting birds if necessary (such as exclusion areas). All works are to proceed strictly in accordance with the approved document. • 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.
ANY RECOMMENDED INFORMATIVES TO BE APPLIED: • The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached, and therefore may need to consult with a licenced bat ecologist prior to commencement to ensure that bats will not be impacted by the works. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
• N/A

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.
--	---

