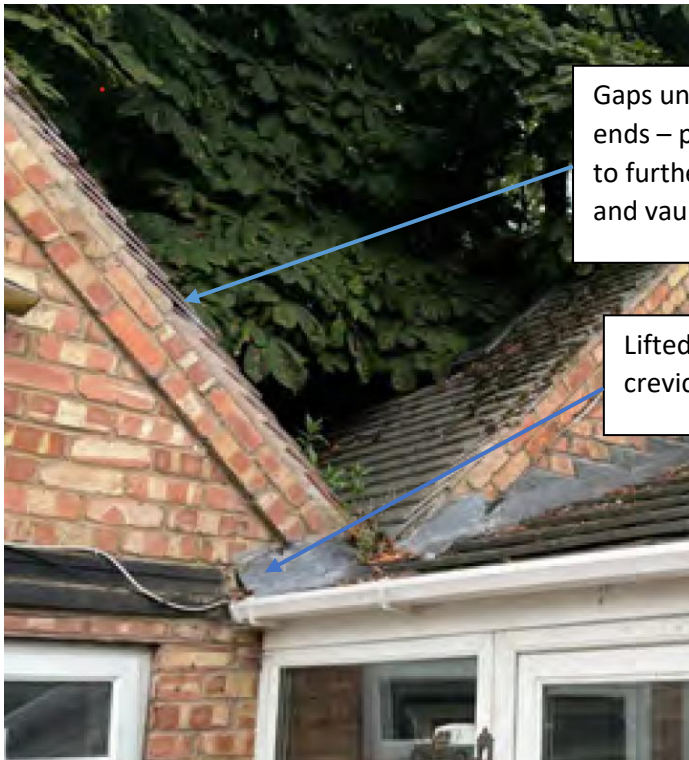


CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinkley & Bosworth Borough Council
APPLICATION NUMBER	24/00491/FUL
ADDRESS	The Oaks Lodges Stapleton Lane Kirkby Mallory Leicester Leicestershire
DESCRIPTION OF DEVELOPMENT	Change of use of bed and breakfast accommodation (Class C1) to dwelling house (Class C3) to include the demolition of existing conservatory and its replacement with a single storey extension with pitched roof above containing flat roof dormer
PLANNING CASE OFFICER	David Spring
DEPARTMENT	
	Ecology
PLANNING ECOLOGY OFFICER	
	Nikki Morton
DATE OF COMMENTS	
	12/10/2024
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
REASON FOR RECOMMENDATION PROVIDED:	
I have been reconsulted on the application with a revised Preliminary Roost Assessment (PRA) Daytime Bat Walkover (DBW) produced by ROAVR Group (August 2024). I have also received correspondence from ROAVR Group. I do not feel that my concerns have been suitably addressed, with questions regarding the experience level of the unlicensed ecologist carrying out the assessment (therefore not providing confidence in the evaluations made), and the lack of clarification on the potential roosting features noted within the photographs present.	
BIODIVERSITY NET GAIN (BNG) specific comments:	
N/A – Mandatory biodiversity net gain does not apply for this development.	
FURTHER INFORMATION REQUIRED:	
The report states there are no potential features for roosting bats. The photographs have been compressed due to being pdfs so it is not overly clearly, but I can see potential opportunities that have not been described in the report (to rule them in or out for bat	

roosting potential). I have attached some examples below of photographs with features that have not been described for their suitability for roosting bats.



Gaps under end tiles on the gable ends – possible crevices or may lead to further gaps beneath roof tiles and vaulted ceilings

Lifted lead flashing – possible crevice feature



Lifted tiles on roof / gaps under ridge – may lead to possible crevices

- My comments provided within a recent email correspondence still stand:
'As such, I still require further information about the suitability of the potential roosting features noted in the photographs. This should either be in the form of more evidence regarding the competency of the surveyor (including evidence that they are appropriately accredited on a licence) and more information regarding the features I have pointed out and why they were ruled out by the surveyor for bat roosting suitability. Or a survey should be carried out by a licenced surveyor to be able to provide additional information regarding the potential suitability of the features. This would require the use of torches

<i>and potential endoscopes to see if the features lead into crevices or cavities that could be used by roosting bats.'</i>
AMENDMENTS RECOMMENDED:
• N/A
RECOMMENDED CONDITIONS TO BE APPLIED:
• N/A
RECOMMENDED INFORMATIVES TO BE APPLIED:
• N/A
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
• N/A
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
• N/A

Note for applicants: Please be aware that this specialist advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council.

If you have any queries about this advice, 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 as part of this service.

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

Legislation source	Reference
NPPF Dec 2023	Paras 8, 180, 181, 185, 186, 187, 188
Environment Act 2021	Mandatory Net Gain Biodiversity Duty Local Nature Recovery Strategy
District or Borough Local Plan and supporting SPD's	Local Plan
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.