

Hinckley & Bosworth Borough Council

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

Discharge of Conditions Decision Notice Conditions Discharged

Mr Mark Payne
Architectural Vistadesigns Ltd
118 Paddock Way
Hinckley
LE10 0BZ

Details of Application:

Application Ref: 25/01093/DISCON
Proposal: Application to discharge conditions 5 (Bat Method Statement) and 6 (Biodiversity Enhancement Strategy) attached to planning permission 25/00242/FUL
Location: 2 Peckleton Road, Kirkby Mallory, Leicestershire, LE9 7QH

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

Condition 5

Prior to development above floor plate level, a Bat Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Bats during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Should demolition of the existing building not commence within one year of the date of this decision, an updated bat survey should be submitted before any demolition takes place.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Information Submitted

C5, Bat Method Statement (Allied Ecology, October 2025)

Consultees

LCC Ecology:

"We have reviewed the Bat Method Statement (Allied Ecology, October 2025) which has been submitted in order to discharge Condition 5. We are satisfied that the submitted information includes the detail required by this condition. We support the measures set out in the method

statement which comprise consideration timing and direction of construction lighting to not cause disturbance to foraging and commuting bats which may be utilising boundary features.”

Summary

The Applicant has provided a Bat Method Statement which contains details of how potential impacts upon Bats will be mitigated during construction. LCC Ecology have advised that the details are acceptable and have no objection to the discharge of this condition.

The information submitted therefore satisfies the requirements of Condition 5 in the interests of conserving protected and Priority species and allowing the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016), along with Policy DM6 of the SADMP.

Condition 6

Prior to occupation, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Information Submitted

C6, Biodiversity Enhancement Strategy (Allied Ecology, October 2025)

Consultees

LCC Ecology:

“We have reviewed the Biodiversity Enhancement Strategy (BES) (Allied Ecology, October 2025) which has been submitted in order to discharge Condition 6. We are satisfied that the submitted information includes the detail required by this condition. The proposed locations, specifications and number of enhancements are considered appropriate and proportionate.”

Summary

The Applicant has provided a satisfactory Biodiversity Enhancement Strategy which demonstrates that the scheme will enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended), along with Policy DM6 of the SADMP.

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

Date: 17th March 2026



Christopher Brown MRTPI
Head of Planning