

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00381/DISCON
Applicant: Esther Wiles
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Land East Of The Windmill Inn Brascote Lane

Application to discharge condition 11 (Ecology Mitigation) attached to planning permission 24/00854/REM

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 11

Prior to commencement of development, full details of a scheme for the location of bat roosting and bird nesting features to be integrated into buildings and suitable hedgehog gaps in boundary features shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the occupation of any dwelling hereby permitted features shall be installed on the site in accordance with the approved details. Photographs of the integrated bird and bat boxes and hedgehog gaps within the new dwellings should be provided in order to fully discharge this condition.

Received 8 April 2025

C11, Hedgehog Highways Plan: Pro Ref: BG24.292

Received 12 June 2025

C11 BG24.292 Brascote Lane Bat and Bird Box Plan REV1 Annotated

Consultees / Assessed by:

LCC Ecology

Conclusion / Summary:

Condition 11

LCC Ecology have assessed the hedgehog highway plan and the bat/bird box plan (rev1) and are satisfied that acceptable measure of mitigation by providing satisfactory bat and bird boxes to the development in acceptable location and provided a hedgehog highway plan they are satisfied that the impact on protected species are minimised in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 11 Ecology Mitigation – Discharge