

**CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:**

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

<b>COUNTY, DISTRICT OR BOROUGH</b>	Hinckley and Bosworth Borough Council	
<b>APPLICATION NUMBER</b>	25/00872/FUL	
<b>ADDRESS</b>	83A Mount Road Hinckley Leicestershire LE10 1AE	
<b>DESCRIPTION OF DEVELOPMENT</b>	Change of use from light industrial unit (Class B1) to two dwelling houses (Class C3)	
<b>PLANNING CASE OFFICER</b>	Ashleigh Gade	
<b>DEPARTMENT</b>	Ecology	
<b>PLANNING ECOLOGY OFFICER</b>	Jemma Bett	
<b>DATE OF COMMENTS</b>	19 February 2026	
<b>ECOLOGICAL DOCUMENTS REVIEWED:</b>		
<ul style="list-style-type: none"> <li>• Applicant and Planning Officer Correspondence – 5/2/2026</li> <li>• Supplementary Officer Site Photos – 5/2/2026</li> </ul>		
<b>SUMMARY RECOMMENDATION:</b>		
<b>No comment</b>		
<b>No objection (for recommended conditions or informatives- see below)</b>		
<b>Recommend Refusal</b>		
<b>Holding Objection - Further information required</b>		✓
<b>REASON FOR RECOMMENDATION:</b>		
<ul style="list-style-type: none"> <li>• The photographs provide a helpful overview of the site and its general condition.</li> <li>• Although there are no roof voids within the dwelling, the photographs show cavities within the brickwork and cement verge. There may also be gaps between the tiles and roof purlins. While the visible cavities do not appear large enough to support large numbers of bats, they could still provide suitable shelter for crevice dwelling species and therefore be scoped into an ecological assessment.</li> <li>• In addition, ivy cover is present on the gable end of the building. Ivy growth can obscure potential roosting features and sheltered areas that bats may use.</li> <li>• As such, this supports the need for a Preliminary Roost Assessment (PRA) to ensure that any features are properly assessed by a licensed ecologist.</li> <li>• Therefore, the requirement for a PRA remains.</li> <li>• Please note our previous response regarding the requirements of the PRA.</li> </ul>		
<b>ANY RECOMMENDED CONDITIONS TO BE APPLIED:</b>		

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<b>ANY RECOMMENDED INFORMATIVES TO BE APPLIED:</b>
<ul style="list-style-type: none"> <li>Nesting birds are protected under the Wildlife &amp; Countryside Act 1981 (as amended); therefore, building demolition and significant alteration or vegetation clearance should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.</li> </ul>
<b>IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:</b> (Please confirm which condition(s) is/are being discharged)
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**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.

