

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	
	14/12/2024
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 (ROAVR Group, December 2024). The preliminary roost assessment was carried out by a licenced ecologist and clarified the potential roosting features present on the building therefore I am now satisfied with the assessment. A few potential roosting features were noted near the area of works therefore precautionary working measures were recommended.	
BIODIVERSITY NET GAIN (BNG) specific comments:	
N/A – Mandatory biodiversity net gain does not apply for this development.	
FURTHER INFORMATION REQUIRED:	
N/A	
AMENDMENTS RECOMMENDED:	
N/A	

RECOMMENDED CONDITIONS TO BE APPLIED:
N/A
RECOMMENDED INFORMATIVES TO BE APPLIED:
All bat species are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), and The Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to: Intentionally or recklessly take, kill or injure a bat; Intentionally or recklessly damage, destroy or obstruct access to bat roosts; and Intentionally or recklessly disturb bats. A bat roost is defined in the legislation as “any structure or place which a bat uses for shelter or protection”. Roosts are protected whether or not bats are present at the time. Should a bat be found during works, work should stop and a licenced ecologist contacted for further advice.
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.

