

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00731/FUL
ADDRESS	Post Office Station Road Hinckley Leicestershire LE10 1AW
DESCRIPTION OF DEVELOPMENT	Conversion of existing post office building to 13 bedroom luxury HMO (House in Multiple Occupation). Variation of previous application for 12 bedrooms ref. 26/00045/FUL
PLANNING CASE OFFICER	Alex Jelley
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Karley Khan
DATE OF COMMENTS	23 September 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
Internal and External Bat Survey (prepared by Stefan Bodnar, dated 18/05/2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
We have reviewed the above ecology document as well as the Existing Elevations (ref: 25-69-PT2-PL05), Design and Access Statement (ref: 25-69-PT1 DAS, RevA), Location Plan (ref: 25-69-PT2-PL01), Proposed Floor Plan (ref: 25-69-PT2-PL02-D), Proposed Elevation Plan (ref: 25-69-PT2-PL04-B) and Application Form. The ecology report contains references and plans for the previous planning application (26/00045/FUL). As such, the ecology report requires updating to be relevant to the current planning application.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
TBC	
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:	
TBC	

IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:

(Please confirm which condition(s) is/are being discharged)

- N/A

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.

