

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00221/HOU
ADDRESS	22 Castlemaine Drive Hinckley Leicestershire LE10 1RY
DESCRIPTION OF DEVELOPMENT	Erection of a two storey side extension
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	27 May 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
- Existing Elevations – Dwg No. MC02 (March 2026) - Proposed Elevations – Dwg No MC01 (March 2026) - Preliminary Roost Assessment - Eco 360 (May 2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
- The proposed works consist of a two-storey side extension. Sited within an urbanised area surrounded by residential gardens and nearby a large pond, offering suitable commuting and foraging habitat for protected species. - The Preliminary Roost Assessment (PRA) completed by Eco 360 (May 2026) has been reviewed and assessed the dwelling as having negligible roosting suitability for bats and high potential for nesting birds. The site has undergone works to the rear providing recent gaps and openings however, no evidence of roosting bats was identified. - Nevertheless, evidence of nesting birds was associated with the external raised fascia on the north-east elevation and starlings were observed. Therefore, the measures within Section 6.2 are acceptable and required to be adhered to. We recommend applying the following condition. - Starling nest box provisions are required to be installed on the dwelling, preferably integrated, and within a suitable location. For example, under the eaves and on the north-east elevation.	

Given the works to be completed and the condition of the site currently, the following informative regarding roosting bats is required to be attached to any permission.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
The development hereby approved shall be implemented in strict accordance with Section 6.2 of The Preliminary Roost Assessment (Eco 360, May 2026).
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
The property may be suitable for roosting bats, which are protected by law from harm. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained.
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)

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.

