

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00220/HOU
ADDRESS	21 Manor Close Burbage Hinckley Leicestershire LE10 2NL
DESCRIPTION OF DEVELOPMENT	Two storey side extension, partially over existing garage with balcony to rear first floor bedroom and single storey rear extension.
PLANNING CASE OFFICER	Sullivan Archer
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	14/04/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
Applicant submitted information: Existing and Proposed Site Elevations, Site Location Plan, Proposed Layouts	
REASON FOR RECOMMENDATION PROVIDED:	
- The proposed works consist of a two-storey side extension partially over the existing garage and a single storey rear extension, sited on what appears to be hardstanding. - The existing roof and roof void appear to be affected by the proposed works. The side extension ties into a section of the existing roof, tiles and roof line, which may provide access and suitability for roosting bats. - It is sited on the outskirts of a residential area with significant open space towards the rear of the property and good habitat connectivity in the form of mature trees. As such, this habitat could provide suitable foraging habitat and good connectivity routes for bats. - Therefore, the submission of a Preliminary Roost Assessment (PRA) will be required on the existing dwelling prior to commencement. The survey will need to be carried out by a suitably licenced ecologist and can be carried out at any time of year.	

• I have a holding objection until this information is provided. This planning application should not be determined without the protected species' information being received. • Given the presence of what appears to be a pond immediately to the rear, please see the below recommended informative.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
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FURTHER INFORMATION REQUIRED:
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AMENDMENTS RECOMMENDED:
•
RECOMMENDED CONDITIONS TO BE APPLIED:
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RECOMMENDED INFORMATIVES TO BE APPLIED:
• The proposed development has a small footprint and is to take place on existing hardstanding and a managed garden area. Nevertheless, there appears to be a small pond immediately to the rear of the property. Therefore, there is a small possibility that a newt, or small numbers of Great Crested Newts (GCN) could be present on the site. Great Crested Newts are a species fully protected by law. Therefore, the applicant should exercise due care during implementation of the proposed development, ensuring that all contractors are aware of the possibility of finding great crested newts, and stored materials are carefully removed by hand. Work should cease if a great crested newt is found, and advice from a licensed ecologist should be sought.
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
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DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
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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
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.

