

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00888/HOU
ADDRESS	15 Groby Road Ratby Leicester Leicestershire LE6 0LJ
DESCRIPTION OF DEVELOPMENT	Single storey side and link extension, loft conversion with increased roof height, conversion of existing coach house to annexe, erection of timber framed car port, new entrance gates and associated works
PLANNING CASE OFFICER	Zahra Jam-Rotbeh
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	10 July 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Application Form • Site Location Plan • Existing Block Plan • Proposed Block Plan • Existing Roof Plans • Proposed Roof Plans • Arboricultural Method Statement (Arbtech, July 2025) • Preliminary Roost Assessment (ECO 360, November 2025) • Bat Emergence Survey Report (ECO 360, June 2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
There has been a review of applicant submitted information and Leicestershire County Council Ecology advise (08/12/2025) with updated comments below. • A Preliminary Roost Assessment completed by ECO 360 in November and Bat Emergence Survey Report completed by ECO 360 in June 2026 has been submitted with the application which is accepted and key points raised below.	

Bats

- The main building, garage and trees were assessed for their bat roost potential. The main building is classed as 'moderate' potential and should be subject to two emergence surveys between March-September inclusive.
- The garage was classed as 'high' potential due to the discovery of a bat dropping (confirmed roost) and should be subject to three emergence surveys between May-August.
- Emergence surveys confirmed the main building (B1) to support a day roost of Common pipistrelle bat with moderate levels of bat activity across the site.
- **As such the ECO 360 report recommends a Natural England bat licence will be required for works to proceed lawfully. Please see recommended Informatives.**
- Mitigation will be required for the loss of the roost. The Bat Emergence Survey Report (June 2026) is proposing a series of mitigation measures in section 6.1 of the report which must be followed. **Please see recommended Conditions.**
- The report is proposing a pre-commencement 2F Schwegler bat box (or similar approved) to be installed.
- The report is also proposing two integrated bat boxes are installed within the new dwelling as a permanent compensatory roost.
- These boxes need to be clearly marked on plan including model and location.
- **There is a holding objection until this is received.**
- Tree 17 should undergo further assessment by a suitably qualified ecologist before felling.
- This is in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (2023). **Please see recommended Conditions.**

Lighting

- Any proposed lighting should avoid the compensatory roosting features to minimise disturbance to bats, therefore a sensitive lighting strategy should be incorporated into the development. **Please see recommended Conditions.**
- **Birds** – No birds nest were discovered during the survey; however, the surrounding vegetation does provide nesting habitat. If vegetation clearance is required, this should be undertaken outside of the bird nesting season. **Please see recommended Informatives.**

BNG Specific

- Mandatory BNG does not apply as the application is a 'householder application'.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- **Adherence to Report Recommendations** – The development hereby approved shall be implemented in strict accordance with the measures stated in section 6.1 of the Bat Emergence Survey Report (ECO 360, June 2026) and Section 6.1 of the Preliminary Roost Assessment (ECO 360, November 2025).
- **Lighting** - No external lighting shall be installed on the site until details (including luminance levels and measures to minimise light spillage) have been submitted to and approved in writing by the Local Planning Authority. External lighting shall only be installed in accordance with the approved details and shall not be replaced with any alternative lighting without the prior permission in writing of the Local Planning Authority.

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

- **EPS Licence** – As per the Bat Emergence Survey Report (ECO 360, June 2026), this development will require a bat licence from Natural England to make it lawful. You must be aware that to proceed with the development without first obtaining an EPS Licence could result in prosecution.
- **Nesting Birds** - Nesting birds are protected under the Wildlife & 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.

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.

