
From: planning.ecology@planning.leics.gov.uk
Sent: 08 April 2025 17:02
To: Matt Jedruch; Planning Folder New
Subject: Response To Application Number 25/00213/FUL at 26 Coventry Road Burbage
Hinckley Leicestershire LE10 2HP
Attachments: Response_2025-0213-04.pdf
Categories: Yasmin

Please find attached my representation in response to the above planning submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

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CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00213/FUL
ADDRESS	26 Coventry Road Burbage Hinckley Leicestershire LE10 2HP
DESCRIPTION OF DEVELOPMENT	Conversion of an existing garage and increase in roof height to create a one bedroom dwelling
PLANNING CASE OFFICER	Matt Jedruch
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	08/04/2025
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: Site Photos, Existing and Proposed Site Elevations, Site Location Plan, Planning Statement	
REASON FOR RECOMMENDATION PROVIDED:	
- Sited within an urbanised area. The proposed works consist of a garage conversion, an increase in the roof height to a 1.5 storey dwelling and removal of the hedgerow. - The proposed works affect the roof structure of the garage. However, having viewed the aerial photos the roof appears to have been maintained and is in good condition. - Therefore, is likely the existing garage will have limited suitability for protected species and no ecological surveys are required. However, please see the recommended informative (below) to make the applicant aware that all bat species, their breeding sites and resting places are fully protected by law. - The proposed works involve the removal of a small hedgerow, therefore, it is also worth noting the below informative regarding the timing of the hedgerow removal and nesting birds.	
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:	

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FURTHER INFORMATION REQUIRED:
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AMENDMENTS RECOMMENDED:
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RECOMMENDED CONDITIONS TO BE APPLIED:
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RECOMMENDED INFORMATIVES TO BE APPLIED:
• Bats - The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached and therefore may need to consult with a licenced bat ecologist prior to commencement, to ensure that bats will not be impacted by the works. 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. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls. • Birds - Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person. • Hedgerow - Note any additional planting, as mentioned in the planning statement, should be composed of native species.
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.

