
From: planning.ecology@planning.leics.gov.uk
Sent: 08 April 2025 18:15
To: Ashleigh Gade; Planning Folder New
Subject: Response To Application Number 25/00234/FUL at 34 Station Road Hinckley
Leicestershire LE10 1AP
Attachments: Response_2025-0234-04.pdf
Categories: Yasmin

Please find attached my representation in response to the above planning submission and disregard the previous email in regards to an extension request.

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

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MONITORED ***

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00234/FUL
ADDRESS	34 Station Road Hinckley Leicestershire LE10 1AP
DESCRIPTION OF DEVELOPMENT	Two storey rear extension
PLANNING CASE OFFICER	Ashleigh Gade
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: Existing and Proposed Site Elevations, Site Location Plan, Proposed Layouts, Covering Letter	
REASON FOR RECOMMENDATION PROVIDED:	
- The proposed development is sited in what appears to be an urbanised area. The proposed works consist of a two-storey rear extension, compared to that of the previous single storey application. - The site is located within a 'Swift Alert' zone as it is within 250m of recorded nest sites. Swifts are a declining species, and a priority species in our Local Biodiversity Action Plan. The proposed (now) two storey extension provides opportunities for artificial nest sites. - Therefore, ecological enhancements in the form of swift boxes should be installed on the proposed elevation. These should be integrated into the building where possible, located at least 5m above the ground and with a clear approach. - As the existing building is in a built-up area a bat survey is not 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.	
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:
No development shall take place until a swift (<i>Apus apus</i>) enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. This is to detail the provision of a minimum of 1 group of 3 integrated/woodcrete nest boxes, in a suitable location on the building. All works are to proceed strictly in accordance with the approved scheme.
RECOMMENDED INFORMATIVES TO BE APPLIED:
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.
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.

