

Site Name	102 Main Street Nailstone Nuneaton Leicestershire CV13 0QB	Advice Request	Ecology
Planning Ref	23/00518/FUL	Response Deadline	29 th June 2023
Planning Officer	Christopher Brown	Completed By	Dean LeFeuvre BSC MCIEEM
Date of Request	13 th June 2023	Date of Issue	22 nd June 2023

Stance: Object.

Dear Chris,

I am writing in respect of ecological matters for the above application advice request regarding the proposed barn conversion to form new dwelling, erection of new dwelling, extension of existing dwelling to provide an annex, replacement roof and associated works.

I have reviewed the following documents on the Hinkley & Bosworth Borough Council's online planning portal.

- Site Location Plan, Existing Site, Block Plan (Drg No. 8748 -03 01), Proposed Site Layout, Roof Plan (Drg No. 8748 03 05), Design and Access Statement, Heritage, Planning Statement, and the Protected Species Survey report.

I have also consulted Leicestershire and Rutland Environmental Records Centre (LRERC) data for protected species and designated sites within the locality, which may incur potential impacts depending on the proposals. This identified the presence of 'Nailstone Ibstock Road Hedge' along the western boundary which is designated as Local Wildlife Site (LWS). No protected species records were returned from within or immediately adjacent to the redline boundary.

Having read the submitted Protected Species Report (CBE Consulting) dated February 2023, I can see that a preliminary assessment has been completed with regards to protected species (roosting bats & breeding birds). The report recommends that additional bat presence/absence surveys are undertaken on buildings 2, 3 and 4 and until the results of these surveys are provided, I cannot determine the impact upon roosting bats and therefore I cannot validate the application.

I therefore have a holding objection until the recommendations of the Protected Species Survey report are completed in full. Please reconsult once this information is available.

Yours sincerely,



Dean LeFeuvre BSc, MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)



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