

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

Discharge of Condition Decision Notice Condition Discharged

Mr and Mrs Morris
30 Equity Road East
Earl Shilton
Leicester
Leicestershire
LE9 7FY

Details of Application:

Application Ref: 25/00930/DISCON
Proposal: Application to discharge condition 4 (Biodiversity Enhancement Scheme) from 25/00707/HOU
Location: 30 Equity Road East, Earl Shilton, Leicester, Leicestershire, LE9 7FY

The condition and supporting details submitted to apply for the discharge of condition:

Condition 4

No development above floorplate level shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. Enhancements shall include (but is not limited to) at least one woodcrete/integrated bat box. Any enhancement measures need to be shown on all relevant submitted plans, including the make/model and their locations. All works are to proceed strictly in accordance with the approved scheme.

Reason: *To ensure the protection of protected wildlife species and their habitats in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies DPD (2016) and Paragraph 192 of the NPPF (2024).*

Information Submitted

C4 - Proposed Floor Plans and Elevations, Drg No. 25 53 02E
C4 - Biodiversity Plan, Drg No. 25 53 04

Consultees:

LCC Ecology - have confirmed that the condition can be discharged.

Summary:

The submitted biodiversity enhancement scheme has been assessed by LCC Ecology who have confirmed that the location of the bat box close to the eaves which provides a sheltered roosting location at height, including its model type and the inclusion of native planting and a bug hotel are acceptable.

The proposal therefore accords with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the requirements of the National Planning Policy Statement (2024).

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being undertaken in accordance with the full terms of the condition.

Date: 4th November 2025

Christopher Brown MRTPI
Head of Planning