

**CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:**

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

<b>COUNTY, DISTRICT OR BOROUGH</b>	Hinckley and Bosworth Borough Council
<b>APPLICATION NUMBER</b>	25/00872/FUL
<b>ADDRESS</b>	83A Mount Road Hinckley Leicestershire LE10 1AE
<b>DESCRIPTION OF DEVELOPMENT</b>	Change of use from light industrial unit (Class B1) to two dwelling houses (Class C3)
<b>PLANNING CASE OFFICER</b>	Ashleigh Gade
<b>DEPARTMENT</b>	Ecology
<b>PLANNING ECOLOGY OFFICER</b>	Jemma Bett
<b>DATE OF COMMENTS</b>	24 October 2025
<b>ECOLOGICAL DOCUMENTS REVIEWED:</b>	
<ul style="list-style-type: none"> <li>• N/A</li> <li>• Proposed Plan and Elevations – Dwg No. 259/P2 (Sept 2025)</li> <li>• Existing Plan and Elevations – Dwg No. 259/P1 (Sept 2025)</li> </ul>	
<b>SUMMARY RECOMMENDATION:</b>	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
<b>REASON FOR RECOMMENDATION:</b>	
<ul style="list-style-type: none"> <li>• The proposed works consist of what appears to be a small extension and roof alterations, including the addition of rooflights.</li> <li>• Bats are particularly associated with the roof structures of buildings including gables, eaves, soffits and flashing, but may also be present in crevices such as stone, brickwork or cavity walls. Although sited within a mainly urbanised area, there are mature trees present towards the rear and lines of mature trees leading out into the wider surroundings.</li> <li>• Therefore, based on the nature of the works as well as recent records within the area, a Preliminary Roost Assessment (PRA) is required. The PRA should be completed by a suitably licenced ecologist and can occur any time of the year.</li> <li>• The PRA should include the following: <ul style="list-style-type: none"> <li>- Internal and external assessment of the building</li> </ul> </li> </ul>	

<ul style="list-style-type: none"> <li>- Photographs of any potential roost features (PRFs) and the locations clearly illustrated on an image, showing the entire building for context (including cardinal directions)</li> <li>- Clear justification regarding the assessment of the structures as negligible, low, medium or high roost potential and any recommended further survey</li> <li>- Assessment of the potential for nesting birds</li> <li>- Any mitigation/enhancements being offered for protected species</li> </ul> <ul style="list-style-type: none"> <li>• Additionally, 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 NPPF also requires all applications to demonstrate measurable net gains for biodiversity. Therefore, The PRA should scope in opportunities for ecological enhancements in the form of swift boxes, to be installed on a suitable elevation. These should be located at least 5m above the ground, in a shaded area, and with a clear approach.</li> <li>• The locations and the model type of any mitigation/enhancements should be advised by the ecologist and detailed on an illustrated image within the report or on an elevation plan in order to satisfy this.</li> <li>• Please note that ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination.</li> </ul>
<b>ANY RECOMMENDED CONDITIONS TO BE APPLIED:</b>
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<b>ANY RECOMMENDED INFORMATIVES TO BE APPLIED:</b>
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<b>IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:</b> (Please confirm which condition(s) is/are being discharged)
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**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.

