



Re: Concordia Theatre = Your Ref 26/00700/FUL

From richard brown <richard.brown@keithwilliamsarchitects.com>

Date Tue 22/09/2026 10:34 AM

To Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>

Hi Ashleigh,

Thank you for email of 15th September 2026. We also acknowledge the subsequent advice that the application may go forward to the planning committee without full resolution of the ecology issues which is helpful. Whilst an important subject there is a limited number of qualified individuals so timelines for site visits can be extremely extended and would delay matters significantly if required.

We have since exchanged emails with the ecologist so now have a better idea of what the issues might be.

I think fundamentally there is a distinction between establishing a full and final planning permission for the landscape and ecology works and the nature of the application that has been made. At our on-site meeting it was agreed that the detail of proposed landscape, lighting, external works would remain reserved. Has the ecology advice submitted been assessed against this backdrop? At a practical level the submitted report is very specific to issues previously raised as important at this stage but not sought to comment on factors not yet determined like lighting design or even fully designed new landscape works.

Consequently, the ecologist is now querying the following:

"what we have produced is a Preliminary Roost Assessment (PRA) and BNG report, whereas the council is referring to a Preliminary Ecological Appraisal (PEA) and BNG report. Can we get confirmation if the council are expecting a PEA with consideration for any protected species on site, or if a PRA with nesting bird consideration would suffice?"

This seems a technical query impacting the overall scope of investigations which may have impacts on the complexity of work involved. Currently the reporting is to address the headline issues which might fundamentally impact the concept of development only. As far as we are aware no protected habitat is being disturbed and bats have been specifically looked for and not found to be present.

There is the issue of swifts to resolve and this may have been missed so comment is helpful but it normal for us to provide the boxes requested and have no issue in doing so.

Can I request that you go back the County Council team and acknowledge the issues noted are important but that at this stage we are just seeking to demonstrate no major unforeseen risks will arise from an ecological perspective in the development.

We understand that the submitted reports do (in principle) comply with the minimum legal standard required at this stage but in the light of the comments made, we have asked the ecologist to review and respond.

Any clarity that could be provided of the overall scope would be greatly appreciated and we are happy to hold Teams calls to co-ordinate if that helps but we understand that the conduit for discussion is via your office.

Regards

Richard

Richard Brown RIBA RIAI
director

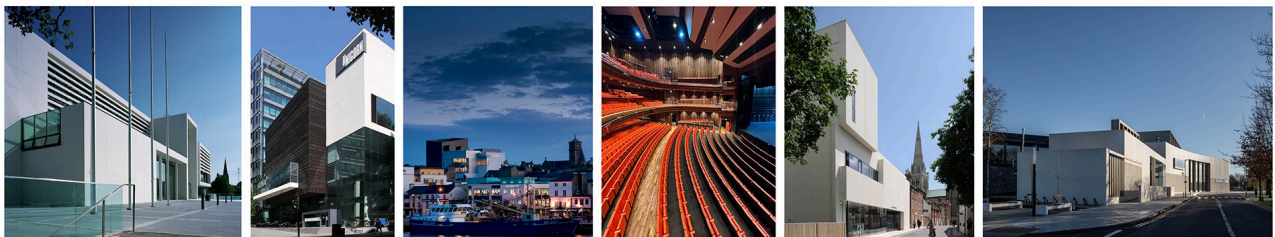
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From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Date: Tuesday, 15 September 2026 at 15:29
To: richard brown <richard.brown@keithwilliamsarchitects.com>
Subject: Re: Concordia Theatre = Your Ref 26/00700/FUL

Hi Richard,

Thank you for your email and apologies for the delayed response.