

Site Name	The Blue Bell Inn 39 High Street Desford Leicester Leicestershire LE9 9JF	Advice Request	Ecology
Planning Ref	23/00711/FUL	Response Deadline	14 th September 2023
Planning Officer	Christopher Brown	Completed By	Dean LeFeuvre BSC MCIEEM
Date of Request	29 th August 2023	Date of Issue	7 th September 2023

Stance: No objections.

Dear Chris,

I am writing in respect of ecological matters for the above application advice request regarding the proposed change of use from cafe (Class E(b)) and residential (Class C3) to convenience food store (Class E(a)). Construction of two storey side extension, two-storey, and single storey rear extensions (following the demolition of existing single-storey element to rear of 37 High Street/2A Main Street and store to rear of public house) with associated car parking, landscaping, and other works.

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

- **Site Location Plan, Drg No. 5166/JP/21/001 Rev P1, Existing Site Plan, Drg No. 5166/JP/21/002 Rev P1, Existing Elevations, Drg No. 5166/JP/21/004 Rev P1, Proposed Site Plan, Drg No. 5166/JP/21/005 Rev P2, Proposed Elevations, Drg No. 5166/JP/21/007 Rev P2, Preliminary Ecological Appraisal and Preliminary Roost Assessment and Bat Survey.**

I have also consulted Leicestershire and Rutland Environmental Records Centre (LRERC) for existing protected species data and designated sites within the locality, which may incur potential impacts depending on the proposals. None of which were identified.

The 'Preliminary Ecological Appraisal and Preliminary Roost Assessment' report dated July 2023 by Arbtect is sufficient as a preliminary assessment. The appraisal identified that site is generally of low ecological value with exception to Building 1 having low bat roost potential and therefore further survey effort was recommended. This resulted in subsequent 'Bat Emergence and Re-entry Surveys' report also dated July 2023. The additional recommended bat survey did not identify an active roost on site and therefore there will be no further requirement for mitigation.

I have no holding objections to the proposals as long as the recommendations within both of the above stated reports are adhered to in full (e.g. lighting strategy, provision of 2no bird boxes & native species planting). As per the recommendations, the following technical notes should be attached to any approved scheme;

- **Shrub clearance or pruning should be undertaken outside the period of 1st March to 31st**



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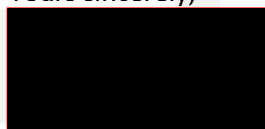
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August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

- **In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.**

Yours sincerely,



Dean LeFeuvre BSc (Hons) MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)



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