

Site Name	Former Factory Works Upper Bond Street Hinckley Leicestershire	Advice Request	Ecology
Planning Ref	24/00366/FUL	Response Deadline	10 th May 2024
Planning Officer	Matt Jedruch	Completed By	Dean LeFeuvre
Date of Request	19 th April 2024	Date of Issue	10 th May 2024

Stance: Object.

Dear Sullivan,

I am writing in respect of ecological matters for the above application advice request regarding the proposed demolition of the Laban Tansey building, erection of new apartment building and associated landscaping works and parking on land between Druid Street and Upper Bond St, Hinckley (Resubmission 23/00383/FUL).

I have accessed the following planning application documents using Hinckley & Bosworth's online planning portal;

- **Site Location Plan 8613-03-001, Existing Block Plan 8613-03-002, Proposed Site Block Plan 8613-03-004,**

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. This identified that site is within a 'Swift Alert Area' due to the presence of this species within the close proximity to the site. This requires certain development proposals to provide conservation efforts in relation to this species.

Due to the proposed demolition of the structure on site, additional information is required in relation to roosting bats and breeding birds. In the absence of this additional information (detailed below) I recommend refusal since it is not possible to conclude that the proposal will not cause an offence under The Conservation of Habitats and Species Regulations 2017.

For any planning application triggering the need for a bat survey, the following documents should be submitted to allow determination of the application:

1. A Preliminary Roost Assessment and any further surveys recommended by the licensed ecologist (e.g. Presence/Absence Survey and Roost Characterisation Survey).
2. A site plan showing any mitigation and enhancements being offered for bats (e.g. bat box locations, bat loft locations with measurements and internal details).
3. A lighting plan showing location and specification for any proposed lights on the site. The

lighting plan should reflect the Bat Conservation Trust's Bats and Lighting in the U.K. guidance.

All bat surveys should be carried out by an experienced, licensed ecologist and in accordance with the Good Practice Guidelines. Mitigation should be designed in line with Natural England's Bat Mitigation Guidelines. Any deviation from the methods, level or timing of surveys set out in the Good Practice Guidelines should be accompanied by a reasoned evidence statement from the licensed ecologist carrying out the survey clarifying how the sub-optimal survey is ecologically valid.

A list of consultants able to do this work is available via the CIEEM website here <https://events.cieem.net/RegisteredPracticeDirectory/Registered-Practice-Directory.aspx>.

The applicant should always check or request that the ecologist they select has the relevant protected species survey licences issued by Natural England. Without a valid survey licence, the report provided by an ecologist will not be considered adequate by the Local Planning Authority.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "D. LeFeuvre".

Dean LeFeuvre BSc (Hons) MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)