

Site Name	J K S Shopfitting And Joinery Ltd Workshop Kirkby Moats Farm 14 Newbold Road Kirkby Mallory Leicester Leicestershire LE9 7QG	Advice Request	Ecology
Planning Ref	23/00240/FUL	Response Deadline	16 th May 2023
Planning Officer	Christopher Brown	Completed By	Dean LeFeuvre BSc MCIEEM
Date of Request	25 th April 2023	Date of Issue	4 th May 2023

Stance: No holding objection.

Dear Chris,

I am writing in respect of ecological matters for the above application advice request regarding the proposed industrial storage unit.

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

- Site Location Plan - Drg No. PC504/ 01
- Site Plan - Drg No. PC504/ 02
- Design and Access Statement
- Ecological Appraisal & Biological Records

I have also consulted Leicestershire and Rutland Environmental Records Centre (LRERC) data for protected species and designated sites within the locality, which may incur potential impacts depending on the proposals. There are no protected species or designated site recorded on or immediately adjacent to the Site, there are however a variety of species records and Local Wildlife Sites (LWS) in the surrounding area.

Pre-app comments were provided by LCC team manager (ecology) Sue Timms in April 2022 which have been reviewed. A Preliminary Ecological Appraisal report (C.B.E Consulting) dated 15th March 2023 has been submitted with the application. The report is detailed and well written, the pertinent points include;

- There is potential for nesting birds to be present associated with the dense Bramble / Ruderal vegetation colonising parts of the site area and this should be removed outside of the nesting season or only after inspection by an ecologist.
- There is potential for hedgehogs to be present within the site, particularly around the site boundaries.

- Any vegetation to be removed should be preceded by a search by an ecologist to confirm that there are no reptiles or amphibians present. Any found should be moved to an area around the pond where they can remain undisturbed by further works.

The result of the ecological assessment confirms that the site is of low ecological and the potential for protected or notable species to be present is low. Therefore I have no holding objections to the proposals as long as the precautionary measures (e.g. nesting bird, amphibian & reptiles checks) are completed prior to the commencement of any construction activities. The site does not meet the criteria for requiring Biodiversity Net Gain (BNG) and therefore no specific assessment or calculation is required. However, the scheme should aim to provide biodiversity enhancements in the form of bat/bird boxes, native planting, and habitat creation as stated in the report. These can form standard conditions to any approved scheme.

Yours sincerely,



Dean LeFeuvre BSc, MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)