

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Approval of Details Reserved by Condition

DECISION NOTICE

Name and Address of Agent

Mr Gabe Knight
Bloor Homes
First Floor Wheatfield Way
Hinckley
Leicestershire
LE10 1YG

Name and Address of Applicant)

Part I – Particulars of Application

Planning Reference: 26/00029/DISCON

Application Site: Land Northeast Of Triumph Motorcycles Ltd Normandy Way

Proposal: Phase 7 - Application to re-discharge condition 17 (Ecology Mitigation bat boxes) attached to planning permission 15/00188/OUT

Part II – Summary of Decision

CONDITION RE- DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 17 Ecology Mitigation (Bat boxes)

C17, Species Enhancement Plan Tech Note
C17, Figure 1 - Species Enhancement Plan

The details submitted for Phase 7 are **ACCEPTABLE** and the condition is **RE-DISCHARGED**. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition(s).

Date: 3 September 2026

Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 17 Ecology Mitigation (Bat boxes)

No development shall commence, in any phase, unless and until such time as a scheme identifying the provision of bat boxes on properties adjacent to wildlife corridors of hedgerow or watercourse for that phase is submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of biodiversity and mitigation measures across the site in accordance with DM6 of the Site Allocations and Development Management Policies (2016) and Paragraph 109 of the NPPF.

Consultees – LCC Ecology

Assessment:

Condition 17 was previously discharged under application 22/01008/DISCON which related to reserved matters layout 21/01262/REM. A revised reserved matters application was subsequently approved under 25/00543/REM and therefore the developer was required to re-discharge the relevant conditions where the layout plans had changed. An updated Species Enhancement Plan Technical Note was submitted by FCPR Environment and Design, setting out the proposed ecological enhancement measures which are shown on Figure 1: Species Enhancement Plan and represents the new layout of Phase 7.

The plan details a range of biodiversity enhancements, including the provision of various bat roost features positioned at appropriate heights and orientated away from sources of artificial lighting. Woodstone bat boxes are also proposed in suitable locations, where they will benefit from shelter and protection from exposure to strong winds.

Swift bricks are to be incorporated into the gable ends of selected dwellings, whilst House Sparrow boxes are proposed beneath the eaves in locations protected from direct sunlight and adverse weather conditions. In addition, hedgehog highways are to be integrated within boundary fences and walls to maintain habitat connectivity across the site.

Leicestershire County Council Ecology is satisfied with the proposed enhancement measures and their locations. The enhancements should therefore be implemented in accordance with the submitted Species Enhancement Plan

Note to Applicant:

- Where conditions are not discharged, the applicant has the right to appeal the decision via the Planning Inspectorate. Details of how to appeal can be found at: www.gov.uk/appeal-planning-decision
Alternatively, the applicant may submit a new application, together with the relevant fee and supporting documentation addressing the outstanding requirements.
- Where conditions have been partially discharged, the applicant is required to submit a new application to fully discharge the condition together with the relevant fee and supporting documentation addressing the outstanding requirements.