

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

Discharge of Condition Decision Notice Condition Discharged

Mrs Amy Gilliver
Bellway Homes Ltd (East Midlands)
3 Romulus Court
Meridian Business Park
Meridian East
Leicester
LE19 1YG

Details of Application:

Application Ref: 25/00640/DISCON
Proposal: Application to discharge C11 (Bat roosts and bird boxes) attached to planning permission 24/01090/REM.
Location: Land Off Desford Lane, Ratby, Leicestershire

The condition and supporting details submitted to apply for the discharge of condition:

Condition 11

Prior to development above floorplate level, full details of a scheme for the location of bat roosting and bird nesting features to be integrated into buildings and suitable hedgehog gaps in boundary features shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the occupation of any dwelling hereby permitted the features shall be installed on the site in accordance with the approved details.

Reason: In the interests of wildlife and ecology in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the requirements of the National Planning Policy Statement (2024).

Information Submitted

C11 – Species Enhancement Plan, Drg No. 12963-E-01 – Received on the 1st July 2025.

Consultees:

LCC Ecology – have confirmed that the condition can be discharged.

Summary:

The submitted Species Enhancement Plan has been assessed by LCC Ecology who have confirmed that the locations and positions of the 164 bird boxes, 61 bat boxes and hedgehog highways are acceptable.

The proposal therefore accords with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the requirements of the National Planning Policy Statement (2024).

The details submitted are **ACCEPTABLE** and the condition is hereby **FULLY DISCHARGED**, subject to all works being undertaken in accordance with the full terms of the condition.

Date: 12 August 2025

A handwritten signature in black ink that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Head of Planning