

Thank you for consulting GMEU on the Discharge of Conditions at 4 Parkstone Avenue (72579), relating to 72185, specifically Condition 10 (Biodiversity Enhancement Measures):

- 10 An ecological enhancement scheme shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include:
1. A compensatory bird nest box scheme of at least one bird box situated on the new dwelling;
 2. Details of any new external lighting designed in line with best practice guidelines;
 3. A bat box plan;
 4. Hedgehog highway holes incorporated into any fencing on-site.
- The approved scheme shall be implemented in full prior to occupation of the dwelling and thereafter maintained.
- Reason. To secure the satisfactory development of the site and in order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 – Features of Ecological Value of the Development Plan and Section 11 of the National Planning Policy Framework

A proposed plan showing some Biodiversity Enhancement Measures (1 and 3, bird box and bat box plan) has been provided (drawing no: TDS-25-196-11, date: November 2025; Thorp Design Services Ltd). GMEU have the following comments:

Bird Box and Bat Box Plan (Condition 10.1 and 10.3)

The plan shows the location of one bird box and one bat box on-site, however it does not specify the type of boxes to be erected, or the aspect of the boxes. The boxes also seem to be placed in a location where they would be located on the fencing at the back of the garden, which would be inappropriate as these would not provide the height or sturdiness required for the boxes, and they should be placed on the dwelling as mentioned in the decision notice and condition.

- Bat boxes should be placed at least 4m from the ground, facing South, South-East or South-West (see this link for more details: <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box>), sheltered from strong winds.
- Bird boxes should be placed at least 3m from the ground, facing North or East, sheltered from prevailing wind, rain and strong sunlight (see this link for more details: <https://www.arkwildlife.co.uk/blogs/wildlife-guides/siting-bird-nest-boxes>)

An updated plan showing the type of box, height, and aspect of boxes should be provided prior to partially discharging this condition. Please note that the condition can only be fully discharged once evidence has been shown of the boxes in situ prior to occupation of the dwelling.

External Lighting (Condition 10.2)

No information has been provided with regards to external lighting. Information with regards to external lighting (or lack of lighting) needs to be provided prior to discharging this condition.

Hedgehog Highway Holes (Condition 10.4)

No information has been provided with regards to hedgehog highway holes in fencing on-site. Information with regards to the location of hedgehog highway holes needs to be provided prior to discharging this condition.

Kind regards,

Abbey

Abbey Bailey

Assistant Ecologist