



**Development Management Control**

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND

22<sup>nd</sup> February 2024

Dear Sirs

**DISCHARGE OF CONDITION - ATTACHED TO PLANNING PERMISSION 23/05197/FUL – 3 & 4  
DETAILS OF BAT AND BIRD BOXES AND LIGHTING PLAN.**

Further to the permission granted on the 30<sup>th</sup> of January 2024, I write to accompany information submitted to discharge conditions relating to the proposed erection of a general-purpose agricultural building. Condition No.3 requires details of the proposed bat and bird boxes and condition No.4 requires information on the external lighting.

Condition No. 3 reads:

*3. Prior to first occupation / use of the building, the makes, models and locations of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The following boxes shall be erected on the site:  
A minimum of 1 external woodcrete bat boxes or integrated bat bricks, suitable for nursery or summer roosting for small crevice dwelling bat species.  
A minimum of 1 artificial nests, of either integrated brick design or external box design, suitable for sparrows (32mm hole, terrace design), house martins (house martin nesting cups), swallows (swallow nesting cups) and/or small birds (32mm hole, standard design).  
A minimum of 1 artificial nests, of integrated brick design, suitable for swifts (swift bricks).  
The boxes shall be sited in suitable locations, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.  
For swift bricks: Bricks should be positioned 1) Out of direct sunlight 2) At the highest possible position in the buildings wall 3) In clusters of at least three 4) 50 to 100cm apart 5) Not directly above windows 6) With a clear flightpath to the entrance 7) North or east/west aspects preferred.  
(See <https://www.swift-conservation.org/Leaflet%20-%20Swift%20Nest%20Bricks%20-%20installation%20&%20suppliers-small.pdf> for more details).*

*Reason: To ensure the provision of roosting and nesting opportunities, in accordance with MD12, CS17 and section 180 of the NPPF.*

In accordance with this condition, please find attached the biodiversity enhancement plan. Ref '1082.3 Lighting & Biodiversity Enhancement Plan' which illustrates the provision of the following.

- 1no. 3FF Schwegler Bat Box
- 1no. 1SP Schwegler Sparrow Terrace
- 1no. Manthorpe Swift Brick

4. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The lighting plan shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features, e.g. bat and bird boxes, trees, and hedgerows. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trusts Guidance Note 08/18 Bats and artificial lighting in the UK. The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

*Reason: To minimise disturbance to bats, which are European Protected Species. Working in accordance with method statement condition*

External lighting will be in accordance with BCT Guidance (BCT Guidance Note 08/18) to ensure minimal impact on bats and their commuting and foraging areas. It is proposed to use downlights, thus keeping the horizontal spread of lighting to be kept to a minimum. There will be a light by the entrance door to each property.

All external lighting proposed will be below 10 lux, orientated towards the ground and controlled by PIR (Passive Infra-red), set on a short timer.

2700°K to 3000°K LED light bulbs will be used, which will provide a warm white light, which will have the least impact on bats and invertebrates.

The proposed external lighting will be directed away from any vegetated boundary features to retain dark corridors for commuting bats, plus there will be no direct illumination of any enhancement features erected for bats.

Details of the proposed external lighting proposed on site have been detailed under document referenced '1082.3 Lighting & Biodiversity Enhancement Plan'.

If any further information or clarification is required, please advise.

Yours faithfully

Charlotte Mason  
**Graduate Surveyor**