



Our Ref: PE0497/GS/Ecology

Date: 27th October 2025

Hannah Birch | Assistant Planning Manager
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Sent via email: hannah.birch@vistry.co.uk

Dear Hannah,

RE: Drakelow Park: Discharge of Ecology Conditions the Riverside Parcel – Bat Mitigation Measures (Outline Planning Application: DMPA/2020/1460 - 24/08/21, Outline Condition 40)

This letter has been produced to accompany an application to discharge Reserved Matters Condition 40 of the outline planning application (DMPA/2020/1460 - 24/08/21) which states:

'Before the development hereby approved is commenced, including any site clearance or preparatory works, a scheme for bat mitigation measures, detailing as a minimum the provision of 20 bat boxes in accordance with the recommendations of the Bat Mitigation Strategy, P0131, dated 15/12/2023 and the Ecological Management Plan, shall be submitted to and approved in writing by the local planning authority.'

Based on the current design of the scheme and extent of the land under the applicant's control, suitable locations for the installation of 20 woodstone/woodcrete bat boxes have been identified using factors such as lighting, orientation and position compared to the wider landscape. Proposed bat box locations have been provided in Figure 1 overleaf.

Table 1, below, shows the recommended specification and numbers of each enhancement feature to be installed. All biodiversity enhancement features should be installed as per the manufacturer's recommendations; however, general principles for installation are also provided in Table 1.

Table 1: Enhancement Features and General principles for installation

Enhancement feature ¹	Installation guidance
20 x Vivara Pro WoodStone Bat Box (or similar)	Position the box at no lower than 3m above ground level and away from artificial light sources on suitable retained trees. Boxes should be positioned on south / south-west facing elevations where possible. Keep the entry and exit routes unimpeded.

Within three months of the first occupation of the last dwelling to be constructed pursuant to reserved matters approval relating to layout, the development shall be inspected by a qualified ecologist and a statement of conformity shall be submitted to the Local Planning

¹ Alternative models to be agreed with an ecologist.

Authority to confirm whether these measures for enhancing biodiversity have been implemented in accordance with the details approved under this condition.

We trust this information satisfies this planning condition.

Yours sincerely,

Geri Stidston

Consultant Ecologist

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Figure 1: Proposed locations of integrated bat and bird boxes.