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Date: 18 January 2024
Ref: 223 Station Road, Earl Shilton

Mr M Gerahty
HSSP Architects Limited
Pera Business Park,
Nottingham Road,
Melton Mowbray,
Leicestershire,
LE13 0PB

Re: Provision of Ecological Enhancements at Station Road, Earl Shilton

Planning permission has been granted for the development at Station Road, Earl Shilton. Permission 18/0904/RESM 23/00298/FUL issued by Hinckley and Bosworth Borough Council in March 2023 contains the following planning condition:

15: The development hereby permitted shall only be carried out in accordance with the recommendations and requirements contained within the Ecological Review CBE Consulting document dated February 2022. Details of Bird and Bat boxes are to be submitted to and approved in writing by the Local Planning Authority and provided on each dwelling prior to its occupation.

This site was the subject of a Preliminary Ecological Appraisal and a report was prepared by CBE Consulting (report reference P1853 / 0519 /01 v2 dated 05th June 2019) which was subsequently reviewed and updated in 2022 (report reference P2490 /0222 /01 dated 19 February 2022) prior to the site receiving planning approval for residential development.

Within the ecology survey report the following recommendation is made:

“Enhancing the potential for the site area to be used by roosting bats and nesting birds by erecting a bat and bird box on the structure of any new house where this is appropriate would be beneficial.”

The development comprises four new detached residential houses. The following measures to improve diversity and habitat value would be appropriate:

- Incorporation of two integral bat roost tubes into two separate plots within the development site in positions where these will receive sufficient direct sunlight to provide warmth and have good access.
- Provision of two bird nest boxes into two separate plots within the development site in positions where these will be sheltered and not overheat and also have good access.
- Provision of hedgehog access points into any garden boundary fences to enable hedgehogs to access and forage within the local gardens.

The position of these features is shown within the plan below.



Specification for fitting bat boxes

The four-plot development can support two roost boxes. Both of these should be integral wall mounted roost tubes fitting into the external wall of each building. Both roost tubes should be integrated into the south facing gable end wall of the building in the location shown on the site development plan above. These are positions where the roost tubes will be warmed during the day. The roost tube should be installed close to the roof line which will place it sufficiently high to enable bats to access this easily. The entrance point should not be positioned directly above windows, doors or parked cars where droppings may become a problem in the future. Both roost tubes should be integrated into the structure of the building as it is being constructed.

Specification for nest boxes

To promote the use of the site by birds, two artificial nest boxes have been chosen that can be erected permanently on the exterior of the northern face of two of the buildings where these will not overheat during the late spring and early summer periods. Both will be permanently affixed within the wall structure as the property is being constructed, positioned just under the eaves where these will be sheltered and accessible.



Example of Bat Roost Tube (Woodcrete type)



Pro UK rendered nest box

Hedgehog Access points

Within the rear garden timber fencing, hedgehog access points should be positioned where indicated in the plan to allow access into the garden areas by this species as shown in the photograph below.



Example of hedgehog access point

Yours sincerely

A handwritten signature in cursive script, reading "Christopher Barker". The signature is written in dark ink and is positioned above a horizontal line.

Christopher Barker CEnv ACIEM