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**RE: M4477 - The Timepiece - BNG Condition**

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**From** Toby Fisher  
**Date** Wed 25/03/2026 11:25 AM  
**To** Tom Gibson  
**Cc**

Hi Tom,

To be honest, given the town-centre location with fairly poor quality habitats nearby, I would say that 1 bat box and 1 bird box is probably sufficient (but to be safe, you might want to go for 2 of each). West elevation is probably the best for both types of boxes – you could just stick with the four boxes shown on west elevation and drop the ones from the north and south elevations.

Woodcrete boxes tend to be more durable than wooden boxes. If possible, boxes should be integrated into the fabric of the wall rather than attached externally but obviously this isn't always possible.

Kind regards

**Toby Fisher**

BSc (Hons) MCIEEM

**Director**

**QUANTS**  
environmental

Commercial focus | Ecology | Planning | BNG | Protected species

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**From:** Tom Gibson  
**Sent:** 25 March 2026 10:57  
**To:** Toby Fisher

**Subject:** M4477 - The Timepiece - BNG Condition

Morning Toby,

We just wanted to get your opinion on the additions we've made to the proposed design for the Timepiece and whether it is sufficient to discharge the condition that's been set out. We have attached the elevations to this email for you, if you could confirm if this is effective it would be much appreciated, or alternatively if anything further is needed.

The Condition states:

*'Prior to commencement of development on the superstructure of the extension hereby approved, details of biodiversity enhancement measures in the form of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to occupation of the development and thereafter retained.'*

The bird and bat boxes have been added to all but the front elevation to protect the facade. That's meant that the extent is added to the sides and the back. We have gone for standard models, and our uncertainty is with the town centre location and how much would be necessary in a location similar to that.

Again if you can confirm that's okay for us we would really appreciate it or any thoughts would be great.

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Tom Gibson  
Architectural Technician



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