

Philip Isbell – Chief Planning Officer
Planning – Place Directorate

Mid Suffolk District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



Mr Sam Stonehouse
Opus House
Elm Farm Park
Thurston
Bury St Edmunds
IP31 3SH
United Kingdom

Please ask for: Daniel Cameron
Your reference: Willow Walk Thurston Bat Licence
Our reference: Condition Discharge
E-mail: DC/26/03391
Date: planningyellow@babberghmidsuffolk.gov.uk
1st October 2026

Dear Sir/Madam

DISCHARGE OF CONDITION(S)
TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Discharge of Conditions Application for DC/22/01588 - Conditions 17 (Bat Licence) and 19 (Biodiversity Enhancement Strategy)

Location: Landseer House, 92 Barton Road, Thurston, Bury St Edmunds Suffolk IP31 3PG

Mid Suffolk District Council hereby gives notice that the details submitted in pursuance to the conditions referred to above have been determined as summarised below in relation to each relevant condition together with any appropriate comments, limitations or advice.

APPROVED CONDITION(S):

17. ACTION REQUIRED PRIOR TO DEMOLITION OF THE DWELLING: SUBMISSION OF THE METHOD STATEMENT RELATING TO A REGISTERED SITE UNDER A BAT MITIGATION CLASS LICENCE FOR BATS

Works to demolish the existing building on site shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) a method statement relating to a registered site supplied by an individual registered to use a Bat Mitigation Class Licence for Bats; or
- c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

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LPA Decision:

Details as specified by the Bat Licence Confirmation (Bat Mitigation Class License 13513A) received on 07 August 2026 have been considered by this Authority's Ecologist and are acceptable to the Local Planning Authority. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

19. ACTION REQUIRED PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority following the recommendations made within the submitted Ecology Report prepared by MHE Consulting dated February 2022.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

LPA Decision:

Details as specified by the Biodiversity Enhancement Plan E956.Bes.01 Rev B received on 22 September 2026 and an email received 01 October 2026 have been considered by this Authority's Ecologist and are acceptable to the Local Planning Authority. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

You should note that this letter does not waive or exempt you from complying with the specific terms of the conditions on your original planning permission. Please also refer to the wording of all the conditions on your consent regularly during your development to ensure it continues to comply with any ongoing requirements. Should you have any further queries please do not hesitate to contact the case officer named at the top of this letter.

Yours faithfully

Philip Isbell
Chief Planning Officer