

ISH-MS-XX-XX-T-O-00012

ISH Hub: Planning Condition Discharge No. 11 – Bat Specific Lighting Scheme

Please see below the ISH Hub Planning Condition 11 requirements, please also see a note issued by Candice Howe of Tetra Tech Ecology to be read in conjunction with the plan drawing issued by JHP (*ISH-JHP-19-XX-D-E-6310 rev T03*).

Condition 11 Wording:

11	Pre-Commencement	Submission and Approval of Bat-Specific Lighting Scheme	No	A bats-specific lighting scheme shall be designed to minimise light impact during construction on bats and other wildlife. This shall be in accordance with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023) details of which shall be submitted to and approved by the Local Planning Authority before any construction work commences.
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Tetra Tech Ecology Note:

From: Howe, Candice <candice.howe@tetratech.com>

Sent: 20 July 2026 17:40

To: McLeod, Andy (MSC) <Andy.McLeod@morgansindall.com>; David Brown <david.brown@jhparkers.co.uk>; Edwards, Martin (MSC) <Martin.Edwards@morgansindall.com>; Ferrier, Elizebeth <Elizebeth.Wilcox@tetratech.com>; Joe Robinson <joe.robinson@jhparkers.co.uk>

Cc: Irving, Gordon (MSC) <Gordon.Irving@morgansindall.com>; Irving, Gary (MSC) <Gary.Irving@morgansindall.com>; Johnson, Christopher (Avison Young - UK) <christopher.johnson@avisonyoung.com>

Subject: RE: ISH Planning Approval [AY-126461114138]

Hi All

Please see my below statement, which can be submitted alongside the Plan, which I suggest is re-named *Bat-Specific Lighting Scheme*.

Lux plots have been produced to show predicted lux level change across the site. I have reviewed the lux level plots and provided input to produce a Bat-Specific Lighting Scheme. The design of the external lighting scheme mitigates the impacts on foraging and commuting bats (as well as other wildlife) through the following measures:

- The car park acts as buffer to avoid light spill onto the woodland edge and maintain it as a dark corridor;*
- LED warm lights will be used, which have no UV output, therefore attracting fewer insects with warmer colours reducing impacts on bats (Stone 2012, 2015a, and 2015b); and*
- Directional lighting to avoid light spillage on surrounding areas and direct light below the horizontal plane (at an angle less than 70 degrees).*

These measures are in line with the Reasonable Avoidance Measures Report (Tetra Tech, 2025) and are in accordance with the Institute of Lighting Professionals (ILP) (2023) Bat and Artificial Lighting at Night, Guidance Note 08/23.

Let me know if anything further is required.

Kind regards

Candice

Candice Howe, CEng, MCIEEM | Associate Director

Pronouns: she, her, hers

Direct +44 161 872 3223 | Mobile +44 7773 166760 | candice.howe@tetratech.com

Time Zone: GMT | Work hours: Monday – Thursday morning

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2nd Floor, 11 York Street, Manchester M2 2AW | tetratech.com/europe

