



12th November 2021

Our Ref: SRS/HD/210521

David Callear
Director
Calderpeel Architects

Email: davidc@calderpeel.com

Dear David

88 SCHOOL LANE, DIDSBURY – BAT AND BIRD BOX SPECIFICATIONS

Penny Anderson Associates Ltd was commissioned to provide advice on the provision of bat roosting and bird nesting habitat boxes in pursuance of a planning condition associated with the approved re-development scheme for the site.

The table below provides the bat and bird boxes that are recommended for this development scheme. Installation should be as per the manufacturer's information and if any boxes cannot be obtained an alternative design must be agreed with an Ecologist.

Bat Roost Boxes/Tubes

The rationale is to provide a number of integrated bat roost boxes that are built into the properties as these are specifically designed to require no specific maintenance and are long lasting and secure features. The box types selected include a range of designs suitable for summer day roosting opportunities for the smaller crevice-dwelling bat species, including common pipistrelle bats that were recorded flying within the local area during previous bat surveys (PAA 2018).

The proposed locations for installation focus on the least well-lit elevations of the buildings and are situated as high as possible and away from opening windows (to avoid animals accidentally entering the properties). A total of four boxes are installed, three (3no.) on the Mews and one (1no.) on the Detached House, as shown on the annotated Drawings.

All bats and their roosts are highly protected under various UK legislation due to significant declines in their populations over recent decades, often as a consequence of habitat loss. Providing additional roosting opportunities within new development helps support local populations of bats.

Bird Nest Boxes

In addition, integrated (built in) house sparrow nest boxes are included in the scheme, again situated on the elevations that are more secluded and away from busier roads. The scheme includes four sparrow nest boxes, each box providing nesting for three pairs of house sparrow and therefore able to support a small colony of twelve breeding pairs across the scheme.

The boxes are located around the sheltered, more secluded courtyard space between the Mews (3no. boxes) and the Detached House (1no. box). As for bat boxes, they should be sited as high up on the elevations as possible to ensure nest box security, as shown on the annotated Drawings.

House sparrows are often associated with urban residential properties but have seen declines in its populations across England. As such it is identified as a species of High conservation concern, listed as a Species of Principal Importance under the CRoW Act and included in the Greater Manchester Biodiversity Action Plan.

Maintenance

All boxes are integrated into the masonry of the buildings and as such require no additional maintenance other than ensuring the entrance holes remain free of any blockages. As such, an annual inspection from ground level to ensure the boxes are functioning as intended is required. Should any issues arise, an Ecologist should be consulted to

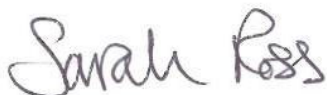
provide advice. The boxes, once installed, should not be closely inspected without advice from an Ecologist due to the protected status of both roosting bats and nesting birds. Property owners should be advised of this.

Table 1 Bat and Bird Box Specification

Building	Location	Box Type/Dimensions	Number of Boxes to Install
Mews	Southern elevation at highest location possible close to the eaves – see annotated Drawing	lbstock Enclosed Bat Box 'C' large size with smooth red finish (or finish to match masonry) Height: 290mm Width: 215mm Depth: 105mm Weight: 9.2kg	One (1no.)
		Habibat Bat Box with a red plinth (or plinth colour to best match masonry) Height: 440mm Width: 215mm Depth: 102mm Weight: 8kg	Two (2no.)
	Eastern elevation to avoid excessive temperatures and prevailing weather, situated as far up as possible – see annotated Drawing	Terraced Sparrow Box - Smooth Red Brick (or colour to best match masonry). Provides three separate internal nest spaces Height: 215mm Width: 440mm Depth: 150mm Entrance hole diameter: 35mm	Three (3no.)
Detached House	Western elevation at highest location possible close to the eaves – see annotated Drawing	lbstock Enclosed Bat Box 'C' large size with smooth red finish (of finish to match masonry) Height: 290mm Width: 215mm Depth: 105mm Weight: 9.2kg	One (1no.)
	Western elevation to avoid excessive temperatures and sheltered by Mews, situated as far up as possible – see annotated Drawing	Terraced Sparrow Box - Smooth Red Brick (or colour to best match masonry). Provides three separate internal nest spaces Height: 215mm Width: 440mm Depth: 150mm Entrance hole diameter: 35mm	One (1no.)

I hope the information in this letter is clear and meets with your requirements. Please do not hesitate to contact me if you have any queries.

Yours sincerely
For and on Behalf of
PENNY ANDERSON ASSOCIATES LTD



Dr Sarah Ross
Associate Director

sarah.ross@pennyanderson.com