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To whom it may concern,

Bat and Bird Box Plan for Proposed Housing Development to the rear of the Whitehouse Club, 193 Middleton Road, Crumpsall, Manchester

Introduction

The proposed development comprises of the construction of 50 semi-detached and terraced houses plus two blocks of apartments comprising of 24 units. The proposed development would be located to the rear of the Whitehouse Club, 193 Middleton Road, Crumpsall, Manchester, M8 4JZ.

As part of this development a bat and bird box scheme has been developed for the site by Richard Roe (BSc, MSc, MCIEEM, CEnv) of Kingdom Ecology. Richard has over 20 years' experience as a professional ecologist and is a licensed bat worker.

This bat and bird box plan includes details of the number, siting and appearance of bat and bird boxes. This plan should be submitted for approval in writing by Manchester City Council, as the Local Planning Authority.

Once approved, the bat and bird box scheme should be implemented and be in place prior to the first occupation of the residential element of the development and thereafter be retained and maintained in situ.



Bats Roosting and Bird Nesting Provision Proposals

A bat and bird box scheme has been produced for the proposed development site. Proposals at the site will include the installation of 10 x Habibat 003 integral bat boxes; 12 x Schwegler 1SP House sparrow terraces; and 8 x Schwegler No 16S swift boxes. Suitable bat and bird box models are shown in the Appendix. Any deviations from the recommended bat and bird models for other suitable alternatives (e.g. if preferred model is not available), should be agreed first with an appropriately qualified ecologist.

The bat boxes, swift and sparrow boxes should be built into the brick walls of the new development so as to remain visually unobtrusive and to be permanently fixed in place. As the bat and bird boxes will be actually built into the walls of the houses, this will need to be installed during the house/apartment construction. Retro-fitting the bat and bird boxes after construction has been completed is difficult and so must be avoided.

The recommended bat and bird box locations are shown on Figures 1-3 in the Appendix. In summary these will comprise of the following;-

- Apartment Block- 8 x Schwegler 16S Swift Box (or similar) to be built into the west faces of the proposed apartment blocks. Swift Boxes to be located immediately beneath the shelter of the roof gable; and at a minimum height of 5m. 4 x Habibat 003 Bat Boxes also to be fitted within each west facing gable of the apartment blocks. Each bat box to be located as close to the gable apex as possible.
- South faces of Houses at Plots H9, H10 and H27- 1 x Habibat 003 Bat Box to be installed within the south faces of each of these buildings as close to the wall apex as possible and beneath the shelter of the roof. In addition, 2 x Schwegler 1SP Sparrow Boxes (or similar) to also be installed on the south face of each house. Bird boxes to be located at a minimum height of 3m. Total of 3 x bat boxes and 6 x sparrow boxes to be installed on these houses).
- North face of Plot 40 - 1 x Habibat 003 Bat Box to be installed within the north face of this building as close to the gable apex as possible and beneath the shelter of the roof. In addition, 2 x Schwegler 1SP Sparrow Boxes (or similar) to also be installed on the north face of the house. Bird boxes to be located at a minimum height of 3m.
- West face of Plot 41 - 1 x Habibat 003 Bat Box to be installed within the west face of this building as close to the gable apex as possible and beneath the shelter of the roof. In addition, 2 x Schwegler 1SP Sparrow Boxes (or similar) to also be installed on the west face of the house. Bird boxes to be located at a minimum height of 3m.



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- East face of Plot 50 - 1 x Habibat 003 Bat Box to be installed within the east face of this building as close to the gable apex as possible and beneath the shelter of the roof. In addition, 2 x Schwegler 1SP Sparrow Boxes (or similar) to also be installed on the west face of the house. Bird boxes to be located at a minimum height of 3m.

Lighting proposals for the site will need to ensure that the proposed bat and bird box locations are not illuminated by any artificial lighting.

Suitable Bat Box Models

Schwegler 16S Swift Nest Box



Schwegler 1SP Sparrow nest Box



Habibat 003 Bat Box



Figure 1- Bat and Bird Box Locations, Site Overview



Figure 2- Bat and Bird Box Locations, Elevations View

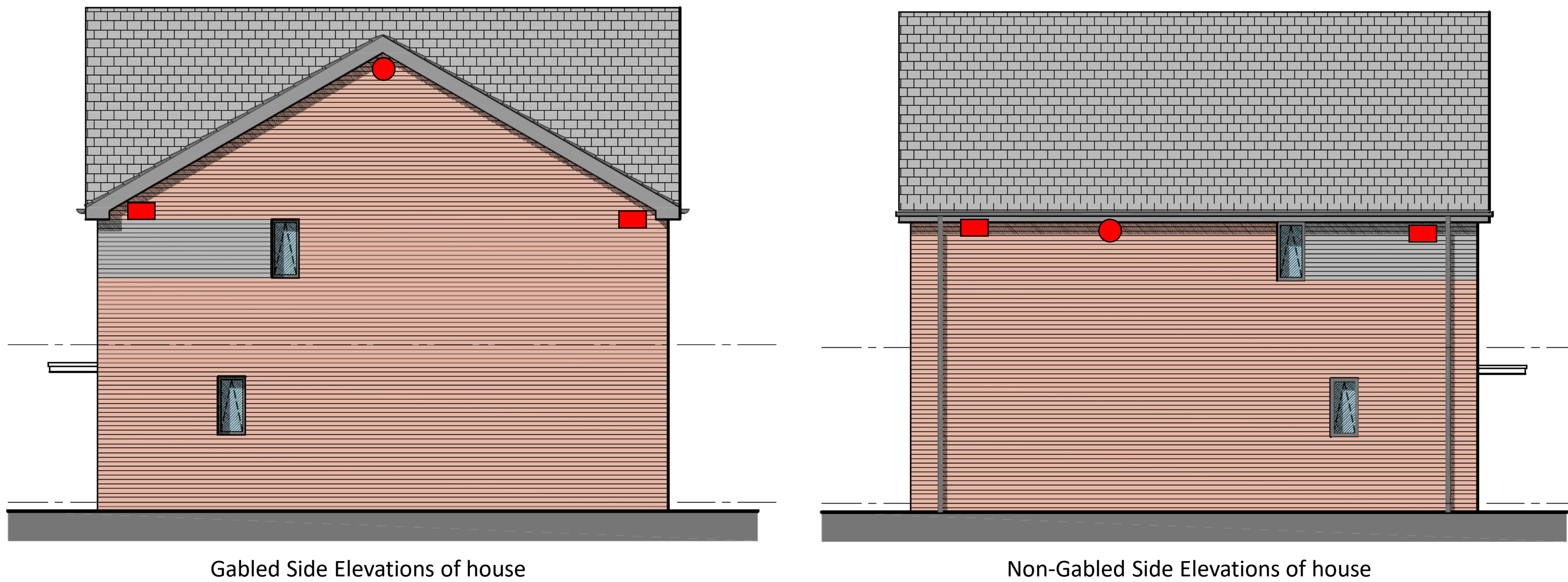


Figure 3- Bat and Bird Box Locations, Elevations View



Rear elevation of apartments



Integral bat box



Integral sparrow nest box



Integral swift box