

7th January 2021

SWE Ref: SWE265

Re: Land adjacent to 3 Slaithwaite Drive, Manchester

SWE Ltd. was commissioned to provide ecological input into an approval for a permitted dwelling development.

Manchester City Council approved planning permission for the erection of 1 no. two storey dwellinghouse (Class C3) incorporating second floor in roof space, rear solar panels with associated parking and landscaping, on land adjacent to 3 (formerly No. 11) Slaithwaite Drive, Manchester, M11 4BA (application number: 126099/FO/2020).

Condition 14 of the approval is as follows:

14) Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes (bird boxes suitable for an urban location can include house sparrow terraces or swift boxes), shall be submitted for approval in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the first occupation of the development and therefore be retained and remain in situ.

Given the location and size of the dwelling, bird boxes suitable for house sparrow, and a bat box suitable for pipistrelle bats, will be installed.

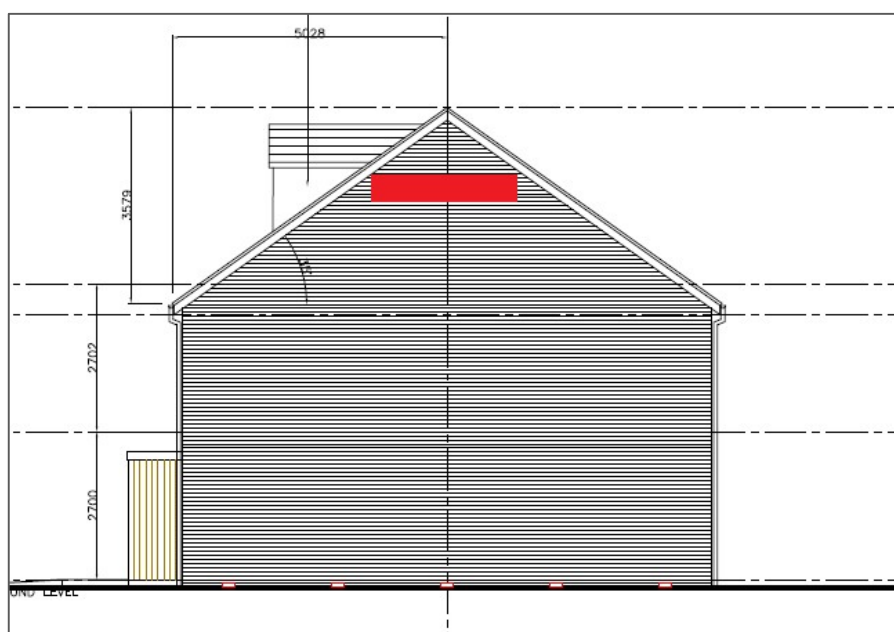
Two no. RSPB Sparrow Terrace nest Boxes will be installed (Figure 1). Each box provides 3 separate nest boxes and therefore in total 6 nest boxes will be provided (house sparrows are communal). The boxes are made from FSC ® certified timber with a 32mm entrance hole. Specification: 48 x 23 x 17 cm.

Figure 1. RSPB Sparrow Terrace Nest Box.



The boxes will be placed on the east elevation at c. 7.9 m agl (Figure 2). The east elevation will avoid strong sunlight and wettest winds.

Figure 2. Location of the sparrow nest boxes on the east elevation of the building.



One no. Beaumaris Woodstone Bat Box (Maxi size) manufactured by CJ Wildlife will be installed on the building (Figure 3). This bat box is made from Woodstone which means the box has excellent insulating properties maintaining a more consistent temperature throughout the year and provides excellent protection from predators. The Beaumaris box has a single

narrow cavity which makes it suitable for crevice roosting bats such as the common pipistrelle which is likely to occur in the local area. Specification of the bat box: height: 50cm; width: 38cm; depth: 7cm; and weight: 8kg.

Figure 3. The Beaumaris Woodstone Bat Box.



The box will be located on the west elevation so that some sunlight reaches the box. The box will be located near to the eaves as shown on Figure 4.

Figure 4. Location of the bat box on the west elevation.

