



THE
ENVIRONMENT
PARTNERSHIP



CHORLTON HIGH SCHOOL SOUTH MANCHESTER BAT AND BIRD BOX MITIGATION SCHEME

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DRAWINGS

G7613.004 Bat and Bird Box Mitigation Scheme

1.0 Introduction

- 1.1 TEP was commissioned in September 2020 by BAM Construction Ltd to prepare an ecological enhancement plan for bats and birds to discharge two planning conditions attached to Planning Consent 124685/FO/2019.
- 1.2 Planning Condition 29 states: *"Bat roosting provision should be created, details of which should be provided to and approved in writing by the local planning authority prior to the occupation of the development hereby approved"* (124685/FO/2019).
- 1.3 Planning Condition 30 states: *"Prior to the occupation of the development hereby approved, details of the provision of bird boxes shall be submitted for approval in writing by the City Council, as Local Planning Authority"* (124685/FO/2019).
- 1.4 This ecological enhancement plan is focused on the provision of suitable bat and bird boxes and will provide details on suitable siting, installation and information on designs/specifications of the boxes.
- 1.5 Based on the size of the site and the loss of suitable habitats, namely tree loss and habitats such as primarily unmanaged grassland and scrub, it is considered that five general purpose bird boxes, three blackbird nest boxes and three swift boxes will mitigate for the losses in relation to birds.
- 1.6 In addition, five standard bat boxes will be fitted to trees and an additional three will be fitted onto a building.
- 1.7 Examples of suppliers that stock the boxes recommended below include:
 - <https://www.nhbs.com/>
 - <https://www.wildcare.co.uk/>

2.0 Bat Box Specifications

- 2.1 Specifications of the bat roost boxes to be used for installation on buildings and trees within the proposed development are provided below.
- 2.2 Bat boxes have been chosen to suit a typical assemblage of bats, based in an urban setting.

Bat boxes for buildings

1FQ Schwegeler Bat Roost

The structure of the the 1FQ has been designed with bat behaviour in mind. For example, the outside of the front panel has been roughened to enable animals to land and hang onto it securely. Access is via a step-like recess which enables even young and inexperienced bats to safely access the box.

Installation of the 1FQ is achieved using the four screws and plugs provided. The back panel is initially screwed onto the wall (using four screws) and then the front panel is attached to this. It can be easily be attached to most types of external brick, timber or concrete and can also be placed inside a roof space.



Ibstock Enclosed Bat Box C

This box is ideal for new builds as it can be integrated directly into the brickwork to produce a discrete but attractive home for bats.

The inside of the box is designed to create several roosting zones which are ideal for crevice dwelling bats such as the pipistrelle. The bottom entrance means that no maintenance is required as droppings simply fall out the bottom.



Bat boxes for trees

2F Schwegler Bat Box (or equivalent)

This box has been designed as a summer roosting space for bats and has a simple entrance hole at the front.

The 2F bat box can be sited on a tree or building and is best positioned at a height of between 3 to 6 meters in an open sunny position. A group of 3 to 5 boxes facing in different directions will provide a variety of micro habitats.



3.0 Bird Box Specifications

- 3.1 Specifications of the swift nest boxes to be used for installation on buildings within the proposed development are provided below. This box fixes externally to the building wall.

WoodStone Swift Nest Box	
The FSC certified WoodStone Swift Nest Box is constructed entirely out of WoodStone meaning it is long lasting and won't rot away like a tradition wooden nest box. There is an opening at the back of the box for easy cleaning with the nest entrance and underside of the box. This type of entrance is preferred by swifts but discourages house sparrows and starlings from occupying the box. This box should be installed at least five metres above the ground, ensuring that there is unobstructed access for birds entering and leaving. If possible, boxes should be sited under the shelter of eaves or overhanging roofs.	

- 3.2 Specifications of the other bird nest boxes to be used for installation on trees within the proposed development are provided below.

1B Schwegeler Nest Box	
These Woodcrete nest boxes are famous for their durability - lasting for at least 20-25 years. Woodcrete is a breathable blend of wood, concrete and clay which will not rot, leak, crack or warp, whilst preventing condensation and maintaining more constant temperatures inside than wooden boxes. They are carefully designed to provide a stable environment and to mimic natural nest and roost sites with internal brood chamber dimensions that are similar to natural woodpecker cavities. Schwegler have a patented method of installation on trees that prevents the tree trunk from growing over the hanger from which the box is suspended.	

Blackbird FSC Nest Box

With its open front and larger size, this nest box has been specially designed for blackbirds, but you may find that robins and wrens are also attracted to this box.

Blackbirds can have up to five successful broods in one year so don't remove any old nests until the breeding season is over (October onwards).



4.0 Siting of Bat and Bird Boxes

- 4.1 The bat and bird boxes should be sited in accordance with the attached drawing. Failure to do so may result in boxes being sited in sub-optimal positions that could lead to a lower take-up by bats and birds. Bird boxes should be sited with the hole facing between north and east and bat boxes should face between south and west. Proximity to suitable commuting and foraging habitat for bats and birds has also been considered during the siting process.
- 4.2 The siting of either bat or bird boxes must not conflict with door and/or window locations for health and safety reasons.
- 4.3 It is recommended that new bat and bird boxes are installed during autumn and winter to ensure they are ready for use the following breeding season.

Bat Boxes

- 4.4 Bat boxes must be installed at heights of between 3m and above. Bat boxes (for summer roosting) should be sited on south and west facing walls where no direct artificial light will shine on the box.
- 4.5 It must be ensured that there is unobstructed access for bats entering and leaving the bat box.

Bird Boxes

- 4.6 Bird boxes must be installed 2 metres or more above ground level.
- 4.7 It must be ensured that there is unobstructed access for birds entering and leaving the bird box.
- 4.8 Bird boxes should be placed on north and east facing walls. In order to avoid the prevailing wind, no bird boxes should be sited on the west of buildings.

Swift Boxes

- 4.9 Swift boxes must be installed under the eaves of the building on which they are to be placed. They will not be considered sufficient mitigation if they are placed elsewhere.

Blackbird Boxes

- 4.10 Small bird boxes must be installed at a minimum height of 1.5m above the ground, and only on trees on site, constrained to the area shown in the plan.

Installation of Bat and Bird Boxes

- 4.11 All bat and bird boxes must be installed in line with the manufacturer's specifications to ensure no hazard is posed to occupants of the building or members of the public.

DRAWINGS

G7613.004 Bat and Bird Box Mitigation Scheme



- KEY**
- Survey boundary
 - Land Ownership**
 - School land ownership
 - MCC land ownership to be transferred to GMP
 - Ecological Mitigation**
 - 1FQ Schwegeler Bat Roost/lbstock Bat Box C
 - 2F Schwegeler Bat Box (or equivalent)
 - 1B Schwegler Nest Box
 - Blackbird FSC Nest Box
 - Woodstone Swift Nest

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Masterplan received from the client.

Site Map

St Werburgh's Road

Abbeystead Avenue

Police Station

Sports/Lesure Centre

Education Facility

Arrowfield Road

1:10,000

Rev	Description	Drawn	Approved	Date

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Project
Chorlton High School, Manchester

Title
Bat and Bird Box Scheme

Drawing Number
G7613.004

Drawn	Checked	Approved	Scale	Date
CW	AP	EH/KS	1:1,250 @ A3	01/10/2020



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