



Bat and Bird Box Scheme
Palatine Road, Northenden

Reference:80-469-R1-1
Date: February 2021



BAT AND BIRD BOX SCHEME

Palatine Road
Northenden

Prepared for:
Oliver James Construction Ltd

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QUALITY ASSURANCE

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1. INTRODUCTION

1.1. BACKGROUND

E3P Ltd has been instructed by Oliver James Construction Ltd to create a Bat and Bird Box Scheme for the proposed development at Palatine Road, Northenden; hereafter referred to as “the site”.

The proposed development will comprise the construction of four-story building including a large retail unit on the ground floor, with 16 two bed residential apartments divided over the first, second and third floor. Car parking, refuse and cycle stores will be located at the rear of the development. All buildings will require demolition in order for the development to proceed.

1.2. DISCHARGE CONDITION

A ‘Bat and Bird Box Scheme’ has been produced to discharge condition 5 of the Planning Application 121828/FO/2018:

“Condition 5: Above grounds works shall not commence until details of biodiversity enhancements (bird boxes and/or bat bricks), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy”.

1.3. SITE DESCRIPTION

The site comprised a series of buildings, used for commercial purposes, along the eastern aspect of Palatine Road, Northenden. An area of hardstanding, used as a car park, is situated within the east of the site. Commercial buildings define the north and south of the site, with residential housing and associated gardens defining the east of the site. The River Mersey is located approximately 210 m north east of the site. Please refer to Figure 1.1 for the approximate site location.



FIGURE 1.1 APPROXIMATE SITE LOCATION



2. BIRD BOX SCHEME

A total of three bird boxes are to be installed within the site during construction. Based on the size of the site and the surrounding habitat, the total of three boxes is deemed appropriate for the scale of the scheme.

The bird boxes selected provide a range of nesting opportunities for notable birds that are anticipated to be present in the local area, such as house sparrow (*Passer domesticus*), blue tit (*Cyanistes caeruleus*) and other common passerine species.

All boxes are to be installed during construction of the building, flush with the wall (minimum 2 m from ground level). They are to be located to face between north and east to avoid strong sunlight and high winds. They should not be placed where the flight path would be blocked by obstructions or vegetation.

Please refer to Table 2.1 for the Bird Box Specifications and to Appendix I for the location of the boxes. Boxes of similar specification to those in the table, but different brands can be used.



TABLE 2.1 BIRD BOX SPECIFICATIONS

SPECIFICATIONS	NUMBER	IMAGE
<u>Schwegler Brick Nest Boxes, Type 24</u> This box is suitable for many small birds including great tit (<i>Parus major</i>), blue tit, marsh tit (<i>Poecile palustris</i>), coal tit (<i>Periparus ater</i>) and crested tit (<i>Lophophanes cristatus</i>), common redstart (<i>Phoenicurus phoenicurus</i>), nuthatch (<i>Sitta europaea</i>), tree sparrow and house sparrow. The dimensions allow for a 1 cm layer of mortar, enabling the nesting blocks to be inserted in any wall without the need to cut adjoining bricks. The box can be installed flush with the outside wall and can be rendered or covered so that only the entrance hole is visible. https://www.nhbs.com/schwegler-brick-nest-boxes	2	
<u>Vivara Pro Woodstone House Sparrow Nest Box</u> This nest box is specifically designed for house sparrows as there has been substantial declines in both urban and rural populations. It has two breeding chambers making it particularly suitable for house sparrows as they prefer to nest in colonies. The House Sparrow Nest Box can be integrated into the masonry of a new house. If possible, it should be positioned near to vegetation and at a minimum of 2 m above ground. https://www.nhbs.com/vivara-pro-woodstone-house-sparrow-nest-box	1	



3. BAT BOX SCHEME

Two bat boxes are to be installed within the site during construction. Based on the size of the development and the surrounding habitats this number of bat boxes is deemed appropriate.

Common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctule*) are anticipated to be present within the local area. As such, a Vivara Pro Build-in WoodStone Bat Box has been selected for crevice dwelling species such as pipistrelle species and noctule.

They are to be installed within the cavity wall at the highest possible points (minimum 2.5 m from ground level). All boxes are to be located to face south to south-east to allow the box to be warmed by the sun. They should not be placed where the flight path would be blocked by obstructions or vegetation and should be placed in sheltered locations.

Please refer to Table 3.1 for the Bat Box Specifications and to Appendix I for the location of the boxes. Boxes of similar specification to those in the table, but different brands can be used.

TABLE 3.1 BAT BOX SPECIFICATIONS

SPECIFICATIONS		IMAGE
<u>Vivara Pro Build-in WoodStone Bat Box</u> The Vivara Pro Build-in WoodStone Bat Box has been specifically designed to fit into the cavity of house walls. It features a slim sized entrance hole which can sit flush in a course of bricks to provide a discreet entry way for bats. When installing in the cavity wall, the thermal insulation runs behind the stone, so there is no cold bridge. Position the box at least 2.5 m above ground level away from artificial light sources. It will attract crevice dwelling species such as common pipistrelle and noctule. https://www.nhbs.com/vivara-pro-build-in-woodstone-bat-box	2	



4. MANAGEMENT

The boxes are not to be removed at any time, unless agreed by with the local authority.

4.1. BIRD BOXES

The bird boxes should be inspected every 2-3 years, to check for signs of damage. Any damaged bird boxes should be replaced. Bird boxes should only be inspected outside of the breeding bird season (March – September inclusive) to avoid disturbing nesting birds.

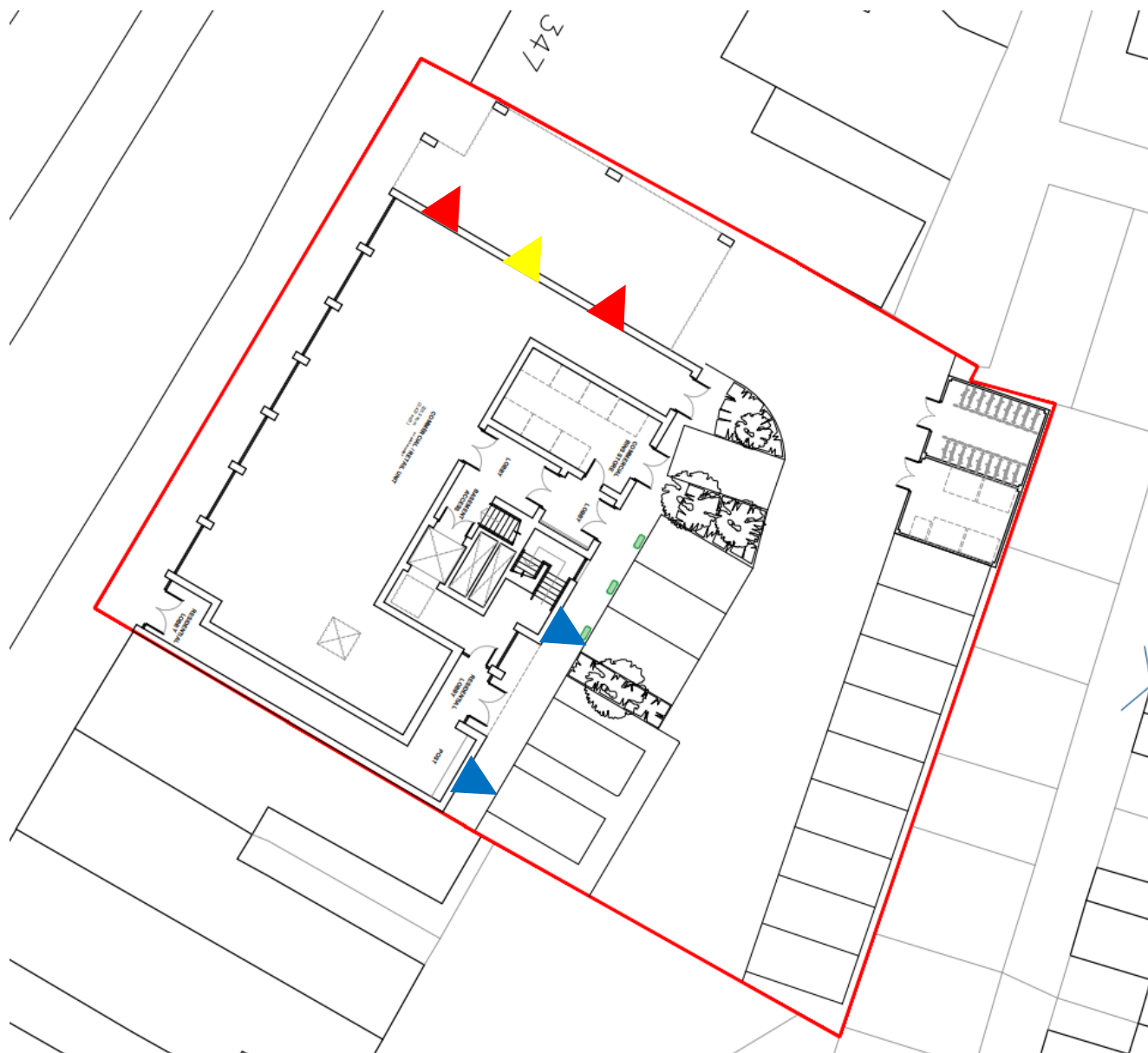
4.2. BAT BOXES

The bat boxes should be inspected every 5 years by a qualified bat ecologist. Only a licensed bat ecologist will be allowed to inspect these boxes. If historic bird nests are identified within the bat boxes these should be cleared by an ecologist, out of breeding bird season. Any damaged bat box is to be replaced.



APPENDIX I

ENHANCEMENT PLAN



Key:



Schwegler Brick Nest Boxes, Type 24



Vivara Pro Build-in WoodStone Bat Box



Vivara Pro Woodstone House Sparrow Nest Box

Notes:

Boxes of a similar specification but different brand may be used.

1	1	08.02.2021	1	LT	CB
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Oliver James Construction			Drawing No:	001	Scale: NTS
Job Title:			Drawing Title:		
Palatine Road, Northenden			Bat and Bird Box Plan		



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