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RE: 125555/FO/2019 DISCHARGE OF CONDITION 11 (BAT & BIRD BOXES) AND 12 (BAT TREE INSPECTION METHOD STATEMENT) AT 29 BERRY BROW, CLAYTON BRIDGE

Background

Rachel Hacking Ecology Limited was commissioned in 2020 by Clarkes Bespoke Design Limited to discharge Planning Conditions 11 and 12 relating to bird and bat box provision and a method statement for a tree inspection for bats at 29 Berry Brow, Clayton Bridge, Manchester. The site was granted planning permission for the erection of a two-storey, detached dwelling (Class C3) with parking, landscaping, and boundary treatment (planning reference: 125555/FO/2019). As part of the permission, a number of planning conditions were included. This document aims to discharge Conditions 11 and 12.

Condition 11

Condition 11 states: *'Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.'*

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).'

All bird species are protected whilst at the nest under The Wildlife & Countryside Act 1981 (as amended).

Condition 12

Condition 12 states: *'Prior to the commencement of the development hereby approved, a method statement for the inspection of the ivy covered sycamore tree as identified within the Ecology Report, stamped as received on the 17 February 2020, for bat roost potential, shall be submitted for approval to the City Council, as Local Planning Authority. If no bat roosts are found within the tree, it can be felled under this method statement. Once the method statement is approved by the City Council, as Local Planning Authority, it should be undertaken in full.'*

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for Manchester.'

Bird Nesting Boxes

One [House Sparrow](#) box is to be erected onto new building on site. The box should be erected on north, west or east-facing elevation and should be positioned approximately 4 metres off the ground. **One** general purpose bird nesting box ([Schwegler 1B](#) or similar) is to be positioned on a retained tree on site. This should be erected approximately 4m off the ground, face east or west and be clear of possible predation risks. Figure 1 shows the indicative positions of the boxes on site.

Bat Boxes

Two bat bricks will be incorporated into the fabric of the new building, with a variety of box types used to provide roosting opportunities for a range of bat species. The bat bricks/integrated wall boxes will be [Habibat 001 bat boxes](#) (or similar). These should be positioned on the southern or western elevations of the building, at least 3m from the ground. The bat boxes should be located adjacent to suitable bat commuting/foraging habitat. The bat boxes must not be placed close to new light sources. Figure 1 shows the indicative positions of the boxes on site.

Condition 12: Bat Tree Inspection

A Sycamore *Acer pseudoplatanus* tree on the west of the southern boundary of the site was found to have potential for roosting bats within a dense covering of Ivy *Hedera helix* (see Extended Phase 1 Habitat Survey of 29 Berry Brow, Clayton Bridge, Manchester 2020 – RHE). An inspection of the Ivy on this tree will be carried out by experienced personnel prior to the felling of this tree.

The tree shall be climbed with the use of rope and harness and the Ivy shall be inspected using an endoscopic camera. A pair of close-focussing binoculars and a high-powered torch will also be used to search for evidence of bats. The assessment of the tree shall be carried out as per the guidelines in BTHK, 2018 and Collins, 2016.

The inspection must be carried out by experienced personnel including a surveyor that holds Natural England Level 2 Class Survey Licence for bats. The tree climbing must be undertaken by personnel trained in Tree Climbing and Aerial Rescue.

If no bat roost is found to be present and the tree is concluded to hold negligible bat potential after thorough inspection the tree can be felled.

In the event a bat roost is found, a licence will be required from Natural England.



Rosie Fisher

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FIGURE 1 – INDICATIVE LOCATIONS OF BIRD BOXES AND BAT BRICKS SHOWN ON LANDSCAPE PROPOSAL PLAN (DRAWING NUMBER 6297.01)

