Formby Business Centre, 42 Duke Street, Formby, Merseyside, L37 4AT

www.facebook.com/ecologicalsurvey
www.linkedin.com/company/tyrer-ecological-consultants-ltd

Tel: 01704 875781
Email: kylee@tyrer-ecologicalconsultants.co.uk
enquiries@tyrer-ecologicalconsultants.co.uk

VAT REGISTRATION NO: 290 0603 30

For: Tang and Associates Ltd - Chartered Architects

Site: Land at the junction of Cornwall Street & Lawton Street, Openshaw, Manchester, M11 2LH

Date of Issue: 03rd July 2020

Re: Strategy to Discharge Condition 19 of the decision notice ref 123132/FO/2019 (Manchester City Council)

Document Context & Aims

As part of an approved planning application '123132/FO/2019 (Manchester City Council)' granting permission for the erection of a commercial building to accommodate 1 no. MOT station unit with first floor office and associated car parking and landscaping, Tyrer Ecological Consultants Ltd have been commissioned by Tang and Associates Ltd - Chartered Architects to provide a strategy for discharging planning condition 19.

Planning Condition 19 is as follows:

19) Before the occupation of the authorised building, a scheme to encourage biodiversity within the application site shall be submitted to and approve in writing by the City Council as local planning authority, including the provision measures to encourage habitats for native bird and, if appropriate, bat species. The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised buildings and shall be maintained in situ thereafter.

Reason - in the interests of residential development and to encourage biodiversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

Status-quo - External Building Materials

At the time of issue, there is no confirmation on choice of external building materials to be used, as requested by Condiiton 3; email correspondence with Esmerelda Lau (Tang and Associates Ltd) dated 25/06/2020 revelaed no formal decision has yet been decided, though the materials being considered are:

- QuadCore® Evolution Axis - Insulated Panels Colour Range – XL Forte Merlin Grey (for Flat)
- QuadCore® Architectural Wall Panels KS600-1000 - Technology Facades Evolution Colour Range – Dark Anthracite Metallic and Samurai Stainless

Both materials present smooth modern façades; bats would be unable to cling to the smooth materials and thus climb into roost space or cavities without a sufficient landing area; whilst most birds would equally struggle with this design choice, particularly if a reflective material is used.

Proposed - Provisions for Bats (*Chiroptera*)

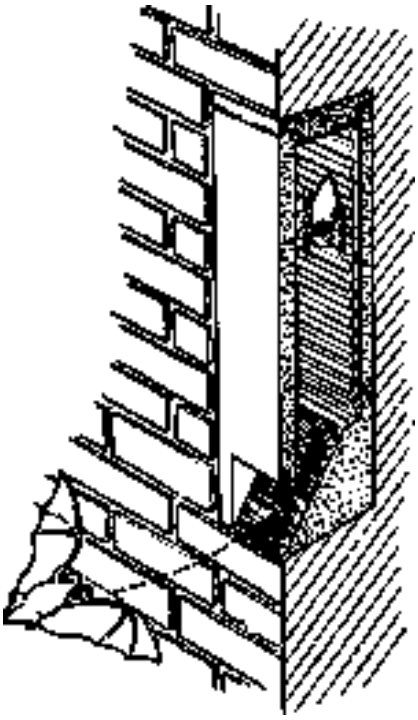
An integrated bat box or bat tube with roughened landing pad would provide crevice-roost opportunities for species such as Pipistrelle bats, if built into the fabric of the building at high elevation, providing a discrete bat roost with no maintenance requirements.

The 1FR Bat Tube is designed to be installed on the external walls of buildings, either flush or beneath a rendered surface. This makes it ideal for situations where you wish the box to be discrete as only the entrance hole will be visible. It can also be painted to match your building with an air permeable paint if desired.

The 1FR is specifically designed to meet the characteristic behavioural requirements of the types of bats that inhabit buildings. It has an integrated wooden panel onto which bats can cling and a ridged entrance slope which makes it easy for them to enter and leave the box safely. The design maintains excellent climatic conditions inside providing bats with a safe and stable environment in which to roost and it requires no maintenance because droppings fall out of the entrance ramp.







Design Spec -

Material: Woodcrete with integrated wooden panel
Height: 47.5cm
Width: 20cm
Depth: 12.5cm
Entrance dimensions: 15 x 9 x 2cm
Weight: 9.8kg

Proposed quantity: x1

Can be purchased: Online, for example see www.nhbs.com/1fr-schwegler-bat-tube; other retailers are available

Symbol in elevations drawing overleaf:

Proposed - Provisions for Swift (*Apus apus*)

Swift (*Apus apus*) are a migratory visitor to the UK arriving around the month of April and leaving around the month of August; Swift are an 'amber-listed species under Birds of Conservation Concern 4 (BoCC 2015) meaning they are endangered, attributed to the fact they are negatively impacted locally by building renovation, conversion, re-roofing and/or building demolition which leads to loss of nest sites. Swifts nest in holes, cracks and crevices at buildings; as modern building practices have improved and significantly modified the type of buildings in the UK, swift nest sites are becoming increasingly scarcer, as such swifts are becoming much more dependent on nest boxes provided through the good will of humans as well as consideration by local planning authorities during the setting of planning conditions. As such they are often a material consideration in wildlife planning.

The Schwegler Lightweight Swift Box Type 1A has been developed in association with the German Environmental and Nature Conservation Organisation BUND, and is ideal for inclusion in heat insulation systems on external walls to provide vital nesting habitat. The ring-shaped entrance enables the box to be installed flush with the wall surface, leaving only the entrance visible and is designed to make approach to the box much easier for the Swifts.

The Lightweight Swift Box should be installed under or close to roofs, at least 5m from the ground on a sheltered side of the building - no south-facing elevations. The box can be mounted with the entrance hole on the left or right. There is no cleaning aperture on this box as cleaning of swift nest recesses is not required. When installing please ensure free access below the entrance hole for birds entering or leaving the box. Swifts nest in colonies so several boxes can be sited together to encourage occupancy.

Design Spec -

Specifications / External Dimensions: (H) 135 x (W) 340 x (D) 150mm (plus 17mm for entrance)
Material: SCHWEGLER wood-concrete
Weight: approximately 2.7kg

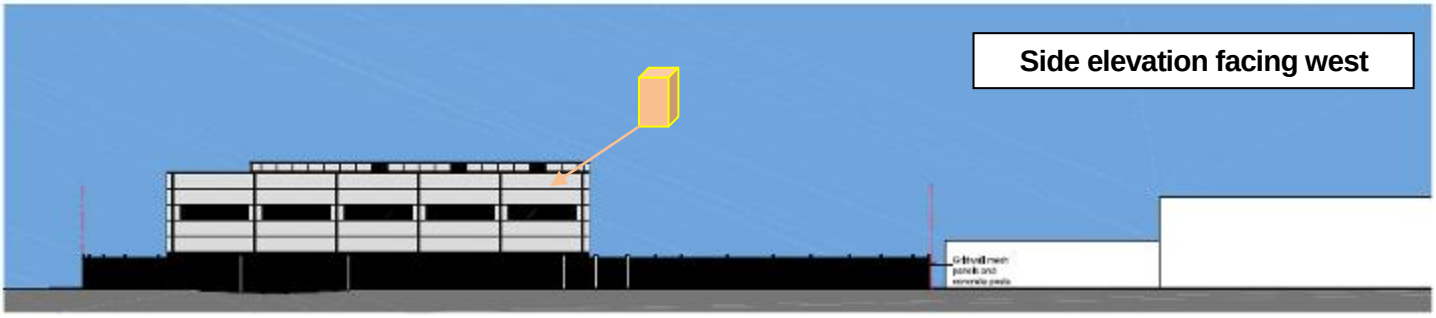
Proposed quantity: x2

Can be purchased: Online, for example see www.nhbs.com/schwegler-lightweight-swift-box-type-1a; other retailers are available

Symbol in elevations drawing overleaf: 

Proposed installation areas

Install to side elevations as outlined below.



Cornwall Street - Boundary Treatment - Side Elevation 1:200



Cornwall Street - Boundary Treatment - Side Elevation 1:200

Conclusions

Relative to the above information, whilst Tyrer Ecological Consultants Ltd cannot fully endorse the products reccomended, their functions would provide the roost and nesting oppertunites favoured by Pipistrelle bats and Swifts, subject to presence, and improve the roost/nesting oppertunities for the species concerned in a local context, in line with local planning policy.

This document has been collated and presented using the collective and long standing experience of Tyrer Ecological Consultants Ltd and the nature of the site.

Tyrer Ecological Consultants Ltd can confirm that the contents of this document have been reviewed and approved by Mrs. K. Wilding, Director of the company and experienced Ecologist of 12 years. The contents of this document can be relied upon and have been presented in accordance with CIEEM (2019) 'Biodiversity Net Gain: Good practice principles for development' and other best practice guidance.

Document devised by: Mr. M. J. Pritchard (Ecologist) (26/06/2020)

