



Land at 31 Berry Brow, Newton Heath

Biodiversity Enhancement Plan

Mr A Padgett

April 2025



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1. Introduction

Envance was commissioned by Mr. A Padgett to produce a Biodiversity Enhancement Plan for the construction of a new property (hereafter referred to as the 'Development') on land at 31 Berry Brow, Newton Heath, Greater Manchester (central British National Grid Reference SJ 89051 99559; hereafter referred to as the 'Site').

This was requested to accompany an application to discharge planning condition 15 under planning appeal decision reference APP/B4215/W/21/3271078 which states:

"No development shall take place until a scheme for the enhancement of the site for biodiversity purposes, including a timetable for implementation and details of subsequent maintenance arrangements, has been submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved scheme."



2. Baseline Habitat

The site is located on an area of ground that slopes towards its southern boundary. Land to the south of the site has been cleared and is now bare ground (**Photograph 1**). To the north and east, the site comprises of a mixture of broadleaved woodland with some remaining bramble scrub habitat, containing patches of soft rush *Juncus effusus* with willow *Salix spp.* and alder *Ulnus glutinosa* saplings.

The trees present comprise young specimens of plantation origin however there are some semi mature oak trees present. (**Photograph 2**).

Historic imagery shows a band of cherry laurel *Prunus laurocerasus* that has now been removed.



Photograph 1 – Facing south-east of 31 Berry Brow, now cleared for development



Photograph 2 – Plantation woodland to the north-east of the site

The south of the site is comprised of bare ground with commonly occurring species to the east with little value for flora or fauna and is therefore considered to be of low ecological value. Species include nettle *Urtica dioica*, field horsetail *Equisetum arvense*, docks *Rumex spp.*, cleavers *Galium aparine*, cut leaved crane's bill *Geranium dissectum*, creeping buttercup *Ranunculus repens* and willowherb *Epilobium spp.*.

There is currently no presence of INNS recorded within the Site.

The following enhancements are considered likely to improve the overall ecological value of the Site by providing shelter for bats and birds, as well as native plant species for invertebrates and other mobile species

3. Biodiversity Enhancements

Planning condition 15 does not prescribe any specific species or habitats that should be targeted for enhancement. Therefore, a range of enhancements that will benefit the local environment and support widespread protected species considered appropriate to the site location are provided as follows.

Bat boxes

One integral bat box should be installed as part of the Development, and integrated into the consented dwelling. The bat box should be installed at least four metres above the ground on south facing aspects (where possible) to gain sun exposure throughout the day and ideally allow easy access to foraging or commuting habitats (BCT, 2023). The south-east aspect is suggested as an installation location in **Figure 1** to comply with this.

A wide range of bat boxes are available from many different suppliers. Provided that the boxes are designed for use by roosting bats and are integral, any bat boxes that match the design and specification of the Development can be used. However, Schwegler 1FR Bat Tubes or Ibstock bat bricks are commonly used and would be suitable for this application, as once installed, do not need any maintenance.

Further bat boxes can be installed on retained mature trees located within the block of woodland to the northeast of the site. These should be of a standard type (e.g. Kent type bat box) which are freely available from a range of suppliers.

Bird boxes

British Standard 42021:2022 'Integral nest boxes. Selection and installation for new developments' outlines guidance for the choice and installation of bird boxes for new developments. This guidance states that the best practice is to provide an average of one nest box per dwelling erected. Integral nest boxes are recommended over exterior bird boxes for ease of installation, effectiveness, and lifespan.

One integral bird box should therefore be sufficient to match best practice guidelines for the Development and would provide a biodiversity enhancement.

Considering the urban nature of the wider area, it is considered that the most likely species of birds to use the bird boxes within the Site would be small passerine species such as sparrows and tits. One box should be installed on a northern elevation (where possible) to avoid direct sunlight throughout the day. They should be mounted approximately five metres from the ground (national Nestbox Week, 2023).

A wide range of integral bird boxes are available from many different suppliers. Provided that the boxes are designed primarily for use by sparrows/tits any integral box that matches the design and specification of the Development can be used. However, the Schwegler No. 24 Brick Box is commonly used and would be suitable for this application.

Further bird boxes can be installed on retained mature trees located within the block of woodland to the northeast of the site.

Hedgehog Highways

Hedgehogs are recorded within the wider area surrounding the Site. The Site boundaries should be permeable to hedgehog Link parcels of land by ensuring boundaries are permeable to hedgehogs.

Planting hedging or creating suitably sized holes in fencing or walls will help create Hedgehog Highways. Ground-level boundary holes should measure 13x13cm and should link as many neighbouring pieces of land as possible. These are easy to include for most fencing contractors, and both wooden and concrete hedgehog-friendly gravel boards can be purchased from some suppliers ready-made. Cinder blocks or piping can be used to deter use by pets

Any new fencing at the site should include hedgehog passes so that hedgehogs can continue to move through the site into the neighbouring gardens and woodland.

Lighting

Artificial lighting at night can cause significant alterations in natural darkness patterns, influencing negative impacts on the rhythms and cycles of nocturnal wildlife. This is particularly evident within bat species, for which artificial light has been found to have significant negative impacts on species survival (IPL & BCT, 2018).

Artificial lighting also has additional negative impacts for birds, for which increased illumination disrupts sleeping patterns and as a result breeding success and overall survival (BCT, 2014).

Whilst the location of any exterior lighting will depend upon the unique demands of the Development, the following measures should be taken;

- Any lighting should avoid light spill on the installed bird and bat boxes.
- Lighting should be directed at a downwards angle, illuminating the minimum required areas, and where possible should limit light fall upon surrounding vegetation.
- Bulbs should be bat friendly, the technical specification of which can be found in the interim guidance note *Artificial lighting and wildlife Interim Guidance: Recommendations to help minimise the impact artificial lighting* produced by the Bat Conservation Trust.

For further guidance, Guidance note 01/21 'The Reduction of Obtrusive Light' produced by the Institution of Lighting Professionals (ILP) provides further advice of the installation of lighting in order to reduce potential light spill.

Planting Plan

It is recommended that where possible all planting comprises native species, including native grass mix seeding for the proposed modified grassland areas.

4. Installation and monitoring schedule

Installation

Bat and bird boxes on retained trees as recommended in this biodiversity enhancement plan can be installed at any point during the construction process. The further enhancement measures detailed in this plan shall be installed during the construction process, as appropriate within the construction timetable, i.e. as fences or hedges are installed/planted in the case of hedgehog holes, or as construction of the structure approaches the roofline for the bat and bird boxes.

Monitoring

There is no recommended monitoring for the soft landscaping of the proposed development. It is assumed that the homeowner/occupier will manage the grounds as a residential garden.

The proposed enhancements for protected species shall be monitored post construction. The schedule for monitoring is shown in **Table 1** below.

Table 1: Biodiversity Enhancement Monitoring Schedule

Ecological enhancement	Indicator	Assessment	Remedial works	Timescale	Target
Breeding birds – trees	Nesting evidence	Check occupancy of boxes	Replace damaged or missing boxes on trees.	Annually for 10 years (Nov – Feb ONLY)	To provide additional nesting opportunities for bird species on site. At least half of installed nest boxes in use.
Breeding birds - building	Nesting evidence	Check occupancy of boxes	Clear nesting material to reduce parasite potential	Annually (Nov – Feb ONLY)	To provide additional nesting opportunities for bird species on site.
Bats – boxes in trees	Damage	Inspect bat boxes	Replace damaged or missing boxes.	Annually for 10 years (Oct)	To provide roosting opportunities for bats.
Bats – Box in building	N/A	N/A	N/A	Use of Ibstock Bat Brick or similar requires no maintenance	To provide roosting opportunities for bats.
Hedgehogs	Blockage of	Check holes in	Clear holes	Annually for 10	To provide

	hedgehog holes	fences and/or hedges are clear	where required	years (Oct)	habitat links for hedgehogs
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5. Conclusion

This Biodiversity Enhancement Scheme describes the current baseline conditions and sets out the proposed biodiversity enhancement for the proposed scheme.

The site currently has low ecological value, though it is anticipated that post development, with the inclusion of the above measures, the sites value for wildlife will be increased.

Long-term monitoring has also been proposed to ensure biodiversity enhancement is achieved post development.

6. References

BCT (2014) *Artificial lighting and wildlife Interim Guidance: Recommendations to help minimise the impact artificial lighting*, Interim Technical Guidance, The Bat Conservation Trust

BCT (2023). <https://cdn.bats.org.uk/pdf/Bat-Box-Information-Pack.pdf?mtime=20181101151309> - Accessed April, 2025

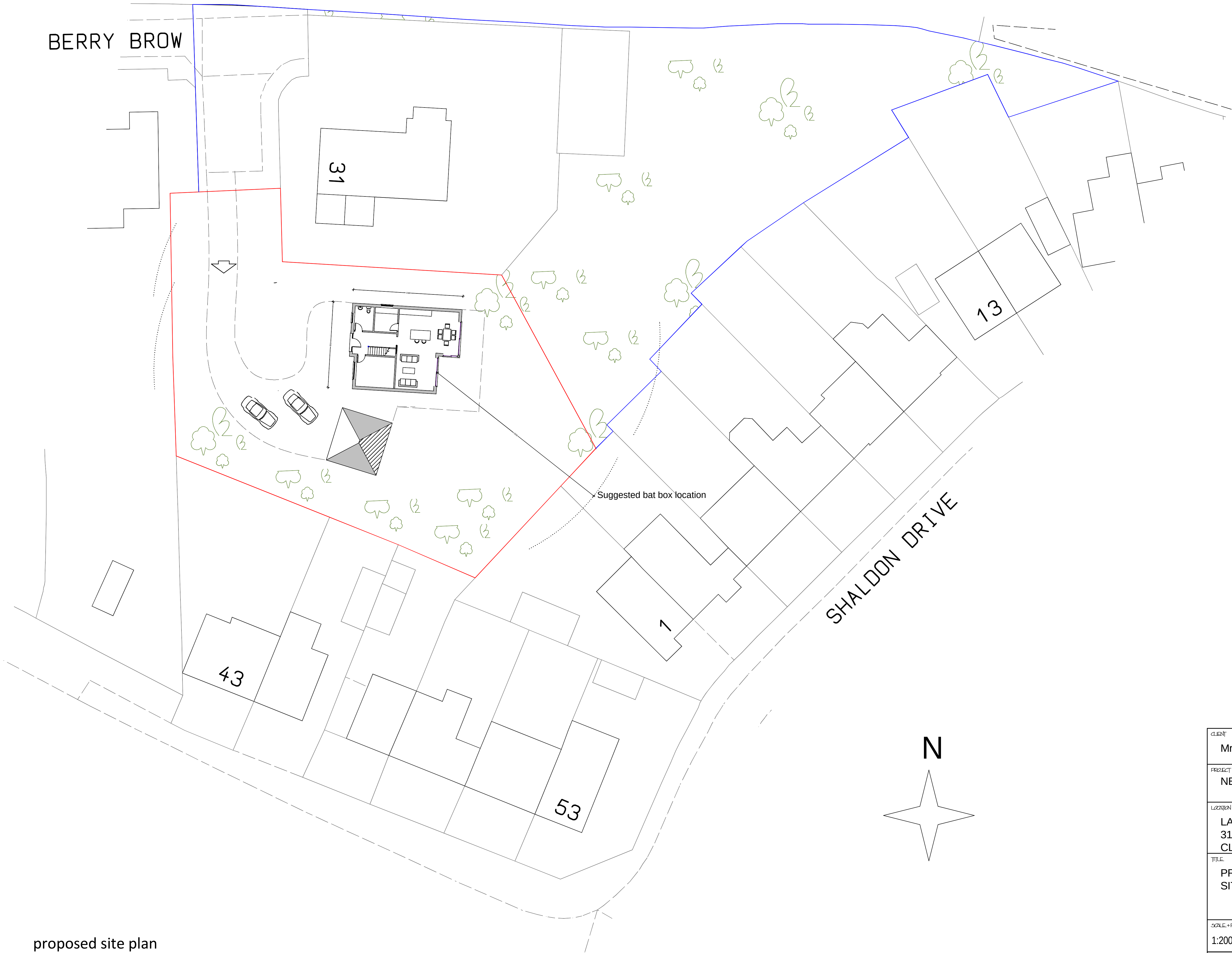
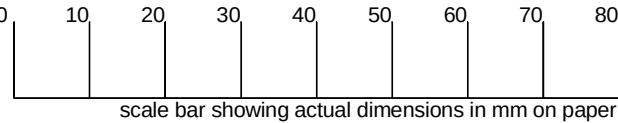
BSI (2022) *BS 42021:2022 Integral nest boxes – Selection and installation for new developments – Specification (Incorporating Corrigendum No. 1)*, Technical Guidance, British Standards Institution

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IPL & BCT (2018) *Guidance Note: 08/18: Bats and Artificial Lighting in the UK*, Bats and the Built environment series. The Institute of Lighting Professionals and The Bat Conservation Trust

National Nestbox Week (2025). <https://www.nestboxweek.com/integrated-boxes> - Accessed April 2025

BHPS (2025) British Hedgehog Preservation Society.
<https://www.britishhedgehogs.org.uk/leaflets/HEMP-Leaflet.pdf> - Accessed April 2025



proposed site plan

CLIENT Mr A Pagett		
PROJECT NEW HOUSE		
LOCATION LAND TO REAR OF 31 BERRY BROW CLAYTON BRIDGE		
TITLE PROPOSED SITE PLAN		
SCALE + PAPER SIZE 1:200 @ A1	DATE MAR '20	DRAWN BY <i>lan</i>
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STOCKPORT
CHESHIRE
SK3 8TH
PHONE + FAX
0161 - 456 7766
MOBILE
07973 - 208126
EMAIL
info@heatondesign.com