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Date: 16 July 25
Ref: 221415

RE: **Bat and Bird Box Locations**
SITE: **Orchard House**

Dear Sirs,

Planning permission has been passed for '*Erection of a part single, part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatment*' on an area of land in Manchester, reference 136645/VO/2023.

Condition 30 of the planning permission states:

'*Before the occupation of the school hereby approved, full details of the design and locations of bat and bird boxes to form part of the development shall be submitted and agreed with the Local Planning Authority. The permanent bat and bird boxes shall be installed in accordance with the agreed designs.*'

This document outlines types, numbers and locations for bat and bird boxes that will be installed in the development.

Due to the nature of the proposed building, which is predominantly single storey, bat boxes will be placed on retained trees around the perimeter of the site. A total of four bat boxes, Schwegler 2f (Figure 1) or equivalent, will be erected on trees in two groups of two, providing a variety of aspects and internal environments at each location.

The boxes will be placed at least 4m above the ground on the south, southeast or southwest elevation of the trees. The bat box locations are shown as red circles on the plans in Appendix I of this document.

Figure 1: Schwegler 2F.

Figure 2: Schwegler 1SP.

Figure 3: Schwegler 1B.

Bird boxes will target a range of species, including threatened urban species such as house sparrow (*Passer domesticus*) as well as general boxes suitable for a range of bird species. The boxes will include two sparrow terraces, Schwegler 1SP (Figure 2) or equivalent, installed in the building

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and four general purpose boxes, Schwegler 1B (Figure 3) or equivalent, installed on retained trees around the perimeter of the site, including two of each entrance size, 26mm and 32mm.

The sparrow terraces will be placed on the northeast and southeast elevations of the building due to the design. These elevations provide areas of the building with limited windows and place the boxes outside the play areas associated with the classrooms. The sparrow terrace locations are shown as yellow circles on the plans in Appendix I of this document.

The general purpose bird boxes will be placed at a height of 2-4m from the ground and will be located in sheltered spots directed away from roads or areas of significant disturbance with the entrances ideally located facing to the north or east.

Yours faithfully

[redacted]

Steven Whitcher MCIEEM
Ecologist

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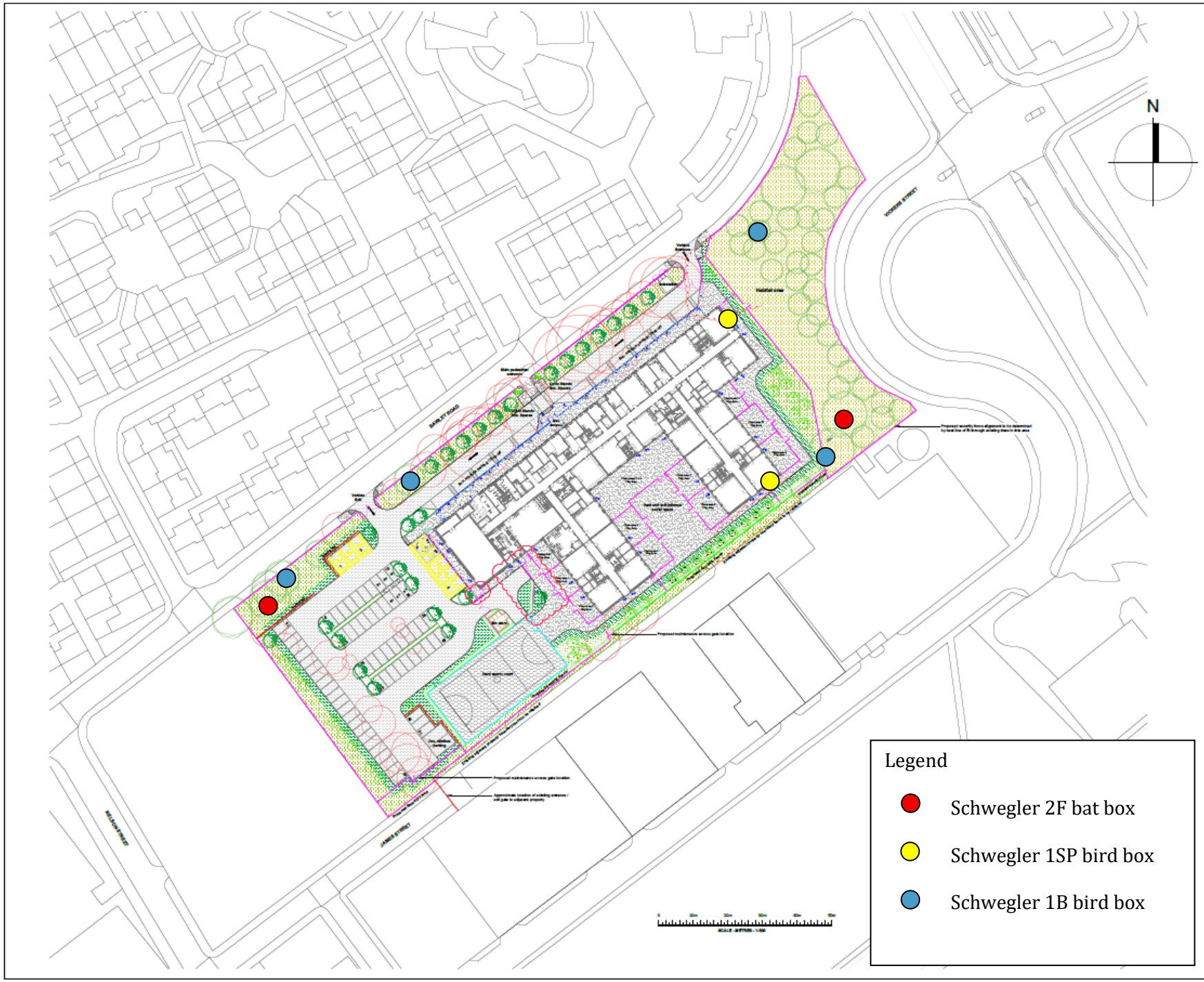

LEGEND

Surfaces

- Pedestrian asphalt to footpaths and hard play area
- Vehicular asphalt to parking area, access roads and service yard
- Porous pedestrian asphalt surface to hard surface games court
- Concrete surface

Boundaries

- Secure line: 2.4m height weldmesh fence in Green RAL 6005
- 2.0m height close-boarded timber fence to bin store
- 1.2m height vertical bar fencing with chain openings to drop off zone
- 3.0m height weldmesh fencing to games court (to Sport England standards)
- 2.4m height timber screen acoustic fencing
- 1.2m height rolled top mesh fencing in Green RAL 6005

Soft Landscaping

- Existing trees to be retained
- Existing trees to be removed
- Proposed tree planting - 14-16cm girth
- Proposed tree planting - 10-12cm girth
- 1.8m height tree shelter
- Native hedge 100-120cm height
- Ornamental planting beds, 5L stock
- Grass seeding: Eco-rich amenity seed mix
- Grass seeding: Wildflower meadow mix
- Grass seeding: Woodland meadow mix

Landscape Features

- Cycle stands 6No. (12No. spaces)
- EV Charging 8No. bays
- Accessible parking bay 8No.
- Parking bay 74No. (total incl. accessible parking bays)

NOTES:

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REVISION:	DESCRIPTION:	DATE:
C04	GATE, FENCE & KERB UPDATES (NMA)	25.06.2025
C03	NMA UPDATES	12.06.2025
C02	NMA UPDATES	29.05.2025
C01	RDD CHANGES	25.07.2024
P01	PLANNING CONDITION DISCHARGE	06.06.2024

CONSULTANT: LANDSCAPE ARCHITECT

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CLIENT: KIER

PROJECT: ORCHARD HOUSE SEND

UPRN: 000077240467

DRAWING TITLE: LANDSCAPE LAYOUT

STATUS: CONSTRUCTION

SCALE @ A1:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:500	25.04.2024	XW	EK	EB

PROJECT NO.:	DRAWING NO.:	REVISION:
24004	VAR-EBL-XX-XX-DR-L-00001	C04

Status A - Approved