Ecological Enhancement Plan

For

Zayn of Brightwise Ltd

Land Adjacent to 67 Cheetham Hill Road

Manchester

M4 4ES

Reference: Q14395

Prepared by
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1. Introduction/Background

1.1. Purpose and Brief

ProHort Limited was commissioned by Zayn of Brightwise Ltd to produce an Ecological Enhancement Strategy for Land Adjacent to 67 Cheetham Hill Road, Manchester, M4 4ES. There are plans on the Site to construct a commercial and residential building. The planning application has been approved, with the following condition set out by the Manchester City Council:

"*Before the occupation of any part of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detaining measure to enhance on-site biodiversity, including details of the provision, positioning and specification of bat and bird boxes. The approved scheme be implemented before the occupation of any part of the authorised apartments and maintained in situ thereafter.*"

1.2. The Proposed Works

The planning proposal involves the construction of a 3 storey commercial and residential building, consisting of a retail space on the ground floor and 4 one bedroom apartments on the first and second floors. Surrounding the building there will be paved areas for pedestrian access and a parking bay.

1.3. Previous Reports

A Biodiversity Net Gain Assessment was completed in November 2024 by ProHort Ltd. This report recommended that bat and bird boxes should be installed on the Site due to the Site's proximity to a number of woodland parcels. Therefore, measures will be outlined in this report to ensure that the development provides a positive impact on potential bat and bird populations in the area.

Information of biodiversity enhancements for invertebrates is also included within this report.

2. Ecological Enhancements

2.1. Bat Boxes

It is recommended that 1 bat box is installed on the Site. This can be installed on any building external wall.

It is recommended that the bat box is installed on the south or west elevation of the proposed building, on the external walls. Ideally, bat boxes should be placed at least 4 m above the ground, away from artificial light to avoid predation, but facing an appropriate direction to receive sunlight at some point during the day.

It is recommended that a Schwegler 1FW Bat Hibernation Box is used, as shown in Figure 1. This is because it is suitable for both hibernation roosts in the winter and large summer roosts.



Figure 1 – A 1FW Schwegler Bat Hibernation Box, available at nhbs.com



Figure 2 – The west elevation of the proposed building, with the proposed location for the bat box indicated by a red box

2.2. Bird Boxes

Due to the suitable habitat in the surrounding area, it is recommended that 1 bird box is installed on the Site. This can be installed on any building external wall.

It is proposed that the bird boxes are installed on the north or east elevations of the building. These bird boxes can be incorporated into the brick walls or fitted externally.

An example of an incorporated bird box is the Type 24 Schwegler Brick Nest Box, as shown in Figure 2. An example of an externally fitted bird box is the 2GR Schwegler Next Box, as shown in Figure 3.



Figure 3 – A Type 24 Schwegler Brick Nest Box, available at nhbs.com



Figure 4 – A 2GR Schwegler Nest Box, available at nhbs.com



Figure 5 – The east elevation of the proposed building, with the proposed location of the bird box indicated by a red box.

2.3 Bird-Friendly Glass

Another way in which the construction of the building can account for local bird populations is to incorporate bird-friendly glass in the windows of the building. As the building is 3 storeys high, this can reduce the risk of birds being injured or killed by colliding into windows, as they do not perceive glass as a barrier. Bird-friendly glass includes small UV patterns which are almost invisible to humans, but visible to birds, enabling them to avoid colliding with the glass.

An example of a bird-friendly glass is the Guardian Bird1st UV glass, as shown in Figure 4.

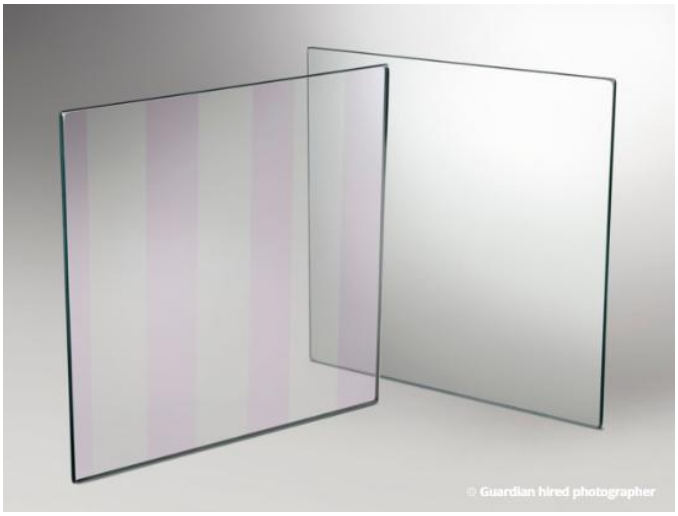


Figure 4 – Guardian Bird1st UV glass panels, available at www.guardianglass.com

2.4. Bee Bricks

In order to provide suitable habitat for insect species, it is recommended that several Bee Bricks are installed within the brick walls of the new building. These are able to be substituted for normal bricks within the building, containing moulded cavities for insect species, particularly bees, to nest.

An example of a bee brick is shown in Figure 5.



Figure 5 – A photograph of a bee brick, available at www.greenandblue.co.uk

The bricks should be installed on the south elevation of the building, at least 1 m above the ground. It is also advisable to install the bricks at least 1 m away from any doors or windows.



Figure 6 – The west elevation of the proposed building, with the proposed location for the bee bricks indicated by a red box.

3. References

- NHBS, 1FW Schwegler Bat Hibernation Box: https://www.nhbs.com/1fw-bat-hibernation-box
- NHBS, Type 24 Schwegler Brick Nest Box: https://www.nhbs.com/schwegler-brick-nest-boxes
- NHBS, 2GR Schwegler Nest Box: https://www.nhbs.com/2gr-schwegler-nest-box
- Guardian Glass, Guardian Bird1st UV glass: https://www.guardianglass.com/us/en/our-glass/guardian-bird1st-uv/guardian-bird1st-uv
- Green and Blue, Bee bricks: https://www.greenandblue.co.uk/products/bee-brick