The Fairfax, Portugal Street East, Manchester M1 2WX

LANDSCAPE AND HABITAT MANAGEMENT PLAN

October 2025

ERAP (Consultant Ecologists) Ltd reference: 2025-296

Prepared by:

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1.0 INTRODUCTION

1.1 Introduction, Purpose and Aims

1.1.1 In 2025 ERAP Ltd (Consultant Ecologists) prepared the relevant guidance in relation to achieving a BREEAM rating for The Fairfax at Portugal Street East, Manchester M1 2WX (hereafter the 'site'). In connection with criterion LE05 a site Landscape and Habitat Management Plan is required.

1.1.2 In accordance with the BRE Ltd guidance and BS 42020:2013 Section 11.1, the plan must cover at least the first 5 years after project completion and include:

a. A description and evaluation of the features to be managed;

b. Ecological trends and constraints on site that could influence management;

c. The aims and objectives of management;

d. Appropriate management options for achieving aims and objectives;

e. Prescriptions for management actions;

f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);

g. The body or organisation responsible for implementation of the plan;

h. Details of monitoring and remedial measures; and

i. Funding resources and mechanisms to ensure sustainable long-term delivery of the proposed management.

1.1.3 This Management Plan also includes actions to be carried out within the first 12 months Defects Liability Period.

1.1.4 This Management Plan is a reviewable document that can be updated and amended as required.

1.2 Assumptions

1.2.1 It is assumed that all works are carried out in accordance with a relevant British Standard (BS), and that all landscape planting at the site has been carried out in accordance with the following documents:

a. *Fairfax RF17-475.1 Tree Plan* (re-form, 2025);

b. *Fairfax RF17.475.1 Detailed Planting Plan* (re-form, 2025);

c. *Fairfax RF17-475.1 Parkland Planting Plan* (re-form, 2025); and

d. *Block 3 Roof Layout, Revision H* (Day Architecture, 2025).

1.2.2 These documents are hereafter jointly referred to as the 'planting plans'. A UKHab plan of the proposed habitats at the site is appended at **Section 10.0**.

1.3 Responsibilities

1.3.1 It is expected that the site owner (or their appointed management company) and their appointed contractors will be responsible for the implementation of actions detailed in the Work Schedule appended at **Section 8.0**. It will be the site owner / management company's responsibility to ensure monitoring is completed as described, by appropriately qualified, experienced and competent people, and that this monitoring informs the management of the habitats within the site.

2.0 SITE OPERATION AND PROTECTION OF HABITATS AND WILDLIFE

2.1 Health and Safety

2.1.1 The following precautions should be taken into consideration when carrying out the activities detailed within this report:

a. Personnel working on site should make themselves aware of the location of any underground and above ground services and cables;

b. Consideration must be given to vehicular and pedestrian use of the site. Roads and paths should be kept clear at all times, and potentially dangerous tools or machinery must not be left unattended; and

c. Works to trees must be undertaken following current best practice guidelines, with suitable risk management practices undertaken for all operations, including the use of chainsaws / machinery, climbing, and felling branches.

2.1.2 Methods for reducing the potential site risks are well established and are common practice of competent contractors. The contractor is expected to identify the hazards associated with any maintenance operations proposed, together with an assessment of the risks involved and methods for reducing risks. The risk assessment should be recorded and retained for reference in the future if necessary.

2.2 Site Operatives

2.2.1 Where necessary, operations on site are to be carried out by suitably qualified operatives with appropriate safety clothing. Contractors, where relevant, are to adhere to the latest guidance on safe working practice, including information from the recognised industry body, the local authority and the government Health and Safety Executive.

2.2.2 Any appointed maintenance contractor is to carry out all operations with regard to the safety and welfare of the general public, the protection of private and public property, and the conservation of domestic and native flora and fauna, as well as maintenance of Statutory Services.

2.3 Disposal of Materials from Site

2.3.1 All rubbish, leaves, grass and general arisings removed from the site are to be checked for wildlife and deposited at an appropriately licensed tip.

2.4 Protected Species and Wildlife Legislation

2.4.1 All personnel working on site must be aware of the presence of wildlife and possibility of protected species at the site.

2.4.2 The following legislation is relevant to this site:

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. It is advised that any works such as vegetation clearance that will affect habitats suitable for use by nesting birds are scheduled to commence outside the bird nesting season. Commencement of works in the nesting season must be informed by a pre-works nesting bird survey, carried out by a suitably experienced ecologist. The bird breeding season typically extends between March to August inclusive.

2.5 Biosecurity

2.5.1 To minimise the risk of introduction of invasive species to the site and the spread of invasive species around the site, all machinery / plant to be brought to the site must be clean. Wheels / tracks of machinery / plant must have been pressure washed before use at the site.

2.5.2 No excessive remnant soil or plant material from other sites must be present on the machinery / plant or in the tyre treads as this may increase the risk of spread of non-native and invasive plant species e.g. Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*).

2.6 Best Practice Measures to Be Applied During Habitat Management Works

2.6.1 The Client / Management Company and their appointed contractor will be made aware of the following requirements and adopt them within the working practices of the management works:

a. A safe system for the correct storage of materials / chemicals should be implemented to ensure that materials are stored in a suitable manner as to avoid potential impacts on vegetation and / or wildlife;

b. A system to ensure waste is removed at the earliest opportunity to avoid contamination of ground and possible disturbance to wildlife and soil quality;

c. Methods to adequately protect all features of ecological value from damage during site preparation activities;

d. Site operations and plant machinery should take into account wide and tall loads / machinery to prevent them coming into contact with off-site trees and with trees adjacent to and overhanging the site boundaries; and

e. Trees within and adjacent to the site should be protected from direct impact and from severance or asphyxiation of the roots in accordance with *BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations* (BSI, 2012).

2.7 Protection of Wildlife

Protection of Nesting Birds

2.7.1 It is recommended that any works that will likely disturb, damage or destroy an active nest are avoided during the bird breeding season (i.e. March to August inclusive). If restricting works to outside the bird nesting season is not possible, it is recommended that an ecologist conducts a check for the nesting birds within the site in advance of any works commencing. Once complete, a one to three day window (dependent on the time of year) will allow for site works to commence should no active nests be identified. Should works cease for more than three days then an additional check for breeding birds should be repeated.

Other Wildlife

2.7.2 The following best practice and Reasonable Avoidance Measures (RAMs) are of relevance and must be applied during the construction phase of the proposed development:

a. Avoidance of the accumulation of waste and debris in piles (which can create suitable shelters for wildlife) by ensuring skips are available to receive waste;

b. Storage of construction materials off the ground as much as is possible (i.e. on pallets);

c. Storage of chemicals or harmful materials so that they cannot be accessed by wildlife; and

d. Avoidance of leaving trenches / holes open overnight; either complete the works in one day or ensure the holes are suitably covered or fitted with a means of escape, such as a sloping edge or plank, to permit wildlife to escape.

2.8 General Best Practice

2.8.1 Care must be taken when removing litter / arisings to check for wildlife, which may be sheltering within or under items. Any wildlife found should be returned to suitable cover.

3.0 SCOPE AND OBJECTIVES OF THE MANAGEMENT PLAN

3.1 Throughout the design of the development all efforts have been made to explore opportunities to maximise the biodiversity value of the completed site (above the baseline prior to construction) whilst taking into account the end use of the site.

3.2 This Management Plan encompasses all actions to be implemented to ensure the features continue to serve their function over the long-term.

3.3 This Management Plan covers the following habitats:

New Habitats:

a. Tree planting
b. Introduced shrubs
c. Wildflower grassland
d. Amenity grassland
e. Green roof[1]
f. Bat access panels
g. Bird nest boxes (comprising swift nest boxes);
h. General site management and maintenance.

3.4 The objectives of the Management Plan are:

i. Promote the establishment of the proposed landscape planting and to maximise the opportunities for biodiversity; and
ii. To maintain a safe and attractive environment around the site.

3.5 The Work Schedule appended at **Table 8.1** covers the first 5 years. Towards the end of the 5 year period the management will be reviewed, and the Work Schedule will be updated to cover the next 5 year period.

[1] The green roof will be installed, managed and maintained to the specification provided by the manufacturer and as presented on *Block 3 Roof Layout, Revision H* (Day Architecture, 2025). It has not been considered necessary to include specific measures for the management of the green roof within this report.

4.0 MANAGEMENT PRESCRIPTIONS

4.1 Introduction

4.1.1 The management prescriptions for all areas / habitats are identified in the following sections. A maintenance schedule is presented in **Table 8.1**.

4.1.2 All the management prescriptions described in this section and at **Table 8.1** are the responsibility of the appointed contractor.

4.2 Tree Planting

Habitat

4.2.1 As specified on *Fairfax RF17-475.1 Tree Plan* (re-form, 2025)the proposed trees include Field Maple (*Acer campestre*), Birch species (*Betula* sp.), Hornbeam (*Carpinus betulus*), Holly (*Ilex aquifolium*), Scots Pine (*Pinus sylvestris*) and Small-leaved Lime (*Tilia cordata*).

4.2.2 The trees will contribute to the diversity of habitats within the site and provide stepping stones for the movement of wildlife through the site. The use of species that produce blossom and berries increases the suitability of habitats for foraging and nesting birds, foraging bats, and nectaring invertebrates.

Objectives

4.2.3 To promote the establishment of the new tree planting so that they mature into specimens which will provide valuable wildlife habitats, increase species and structural habitat diversity, enhance habitat connectivity and continue to contribute to the visual amenity of the site.

Management Provisions

4.2.4 Annual inspections will be undertaken at the trees, when they are in full leaf, to ensure that they are thriving and defects requiring remedial works will be recorded.

4.2.5 Newly planted trees take some time to establish and, until this occurs, they are subject to competition from weeds. Weeds will be removed by hand from the base of each tree and 50mm deep mulch in a circle of 500mm radius will be maintained around the base of each trunk.

4.2.6 If the trees show signs of poor growth or reduced vigour an application of the appropriate fertiliser will be carried out. If the trees do not respond to a treatment of fertiliser, further investigations will be carried out, including the ground conditions for signs of compaction, contamination and investigation of topsoil quality. Problems uncovered with the soil will be remediated. Should the remediation works not resolve the problem a replacement tree may need to be planted.

4.2.7 During establishment trees will require regular watering particularly during prolonged dry period; mulch will also assist in retaining moisture within the soil and will be applied if needed.

4.2.8 Tree stakes, guys and ties will be inspected annually and adjusted accordingly. Damaged guys, ties or stakes will be replaced. When the trees are established and can support themselves the guys and ties will be carefully removed and the stakes cut down to ground level. This operation is likely to be required after 5 years (dependant on establishment rates, stability and growing conditions).

4.2.9 Pruning of young trees should not generally be required during the first 5 years unless they have dead or diseased branches or are impeding paths or fences. In such cases the branch will be pruned back (using a sharp clean knife) to an outward facing bud whilst maintaining the natural shape of the specimen.

4.2.10 All trees which have been removed or which are found to be dying, severely diseased or damaged will be replaced by trees of similar size and species to those originally planted. These should be replaced as soon as seasonal weather conditions allow.

4.3 Introduced Shrubs

Habitat

4.3.1 Introduced shrub planting at the site will include shrubs cultivars including *Brachyglottis*, *Ceanothus*, *Cornus*, *Hypericum*, *Pittosporum*, *Santolina* and *Skimmia* species, and herbaceous species including *Artemisia*, *Geranium* and *Verbena* cultivars.

Objectives

4.3.2 To promote the establishment of the introduced shrub planting to create continuous habitats and opportunities for feeding and nesting birds. Shrubs to be managed to the allocated beds to avoid obscuring the paths and areas of hard-standing.

Management Prescriptions

4.3.3 Introduced shrubs and ornamental planting to be managed to maximise flowering success and for aesthetics. This will comprise pruning at the appropriate time of year and dead heading in line with species growth and harvest cycles, and the replacement of failed / outgrown specimens.

4.3.4 Once established the shrub mix will be managed at the edges to ensure that encroachment onto the surrounding habitats is controlled. All cutting must be undertaken using appropriate hand or power tools.

4.3.5 Cutting will be scheduled at a time when there is no risk of disturbing breeding birds or mammals (i.e. works will be undertaken between September and February inclusive).

4.4 Wildflower Grassland

Habitat

4.4.1 The proposals plans identify that areas of wildflower grassland will be seeded within the site.

Objectives

4.4.2 The aim of management is to maintain the plant species diversity of the wildflower grassland by preventing the area succeeding to rank grassland and / or scrub vegetation, and to provide a species-rich tussocky sward favourable for use by foraging and sheltering invertebrates.

Monitoring

4.4.3 It is recommended that annual checks are undertaken in June / July and the spread of scrub vegetation, any invasive plant species, and the condition of the grassland generally should be noted. Plant species-lists and diversity should be made and checked against previous year's results to determine any changes

in plant species composition and diversity. If significant decreases in diversity are encountered then changes to the management may be required. An example monitoring form is appended at **Section 9.0**.

Management Prescriptions

First Year

4.4.4 Seeded areas will require cutting / strimming in the first year to a height of 40 to 60mm to encourage grasses to produce shoots and to control annual weeds.

Second Year

4.4.5 Cutting to a height of 150mm and removal of all arisings. A flail mower / strimmer or other machine with adjustable cut height must be utilised.

4.4.6 Grass cutting will be timed to allow the various grass species to flower and to avoid sensitive periods for fauna such as amphibians and invertebrates. Cutting must allow for seed to be dropped and should therefore be timed during a period with suitable ground conditions in late summer / early autumn.

4.4.7 No fertilisers will be used in the grassland. In the event that invasive plant species or harmful species are identified, the treatment plan will be prepared with spot treatment of herbicide, as appropriate, by hand will be the preferred method.

Control of Scrub Encroachment

4.4.8 The cutting regime should be appropriate to control encroachment by self-seeded shrubs and Bramble.

4.5 Amenity Grassland

Habitat

4.5.1 The proposals plans identify that areas of amenity grassland / lawns will be seeded within the site.

Objectives

4.5.2 To maintain a neat and tidy appearance and safe environment.

Management Prescriptions

4.5.3 Regular maintenance of the close mown grass areas throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. This is dependent on weather conditions, but a fortnightly cut will be aimed for. The initial and subsequent cuts should be to a height of approximately 40mm with the cuttings dispersed. If the fortnightly cut cannot be undertaken due to adverse weather conditions and the grass becomes too long to allow dispersal of cuttings, they should be removed to prevent the build-up of thatch and to maintain a neat appearance.

4.5.4 Cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'strimmers' fitted with guards so as to protect obstacles from damage. All grass cuttings arising from mowing or strimming operations will be removed from site.

4.5.5 Ensure sufficient irrigation during establishment and during dry periods.

4.5.6 Any defects such as sinkage, ponding, sparse germination or disease shall be made good and re-seeded.

4.5.7 Cutting back and control of encroaching Bramble and invasive plant species, where necessary.

4.6 Bat Boxes

4.6.1 Although the site is not currently suitable for use by roosting bats, evidence shows that common pipistrelle can hibernate within large buildings such as apartment blocks within urban areas (Korsten, et al., 2016). Due to the type of building proposed, it is considered that bat access panels installed at the upper floors of the proposed buildings may provide suitable features for use by roosting bats (including hibernating common pipistrelle), despite the lack of favourable surrounding foraging and commuting habitats within the wider area.

4.6.2 The bat access panels, which can be faced to match the external render or cladding of the proposed building, should not be positioned over windows or doorways where bat droppings may become a nuisance. Once the development layout has been finalised, an ecologist should advise on appropriate positions for the bat access panels. A suitable bat access panels is available from NHBS Ecology (www.nhbs.com) and is presented at **Insert 1**:



Insert 1: Example of commercially available bat access panels (Integrated Eco Bat Box).

4.6.3 It is recommended that one bat box is installed at the proposed buildings. A suitable location is presented at **Figure 2**.

4.6.4 No specific management is required of the bat boxes following their installation beyond recognition of their presence and repair if any damage is noted.

4.7 Bird Boxes

4.7.1 The swift (*Apus apus*) has been added to *The Birds of Conservation Concern* (Stanbury, et al., 2021) Red list owing to the recorded recent declines and its identified status as a high conservation priority.

4.7.2 The proposed development provides an opportunity for the installation of additional nesting opportunities for swift to assist their conservation. Suitable swift nest boxes are illustrated at **Insert 2**.



Insert 2: Woodstone Build-in Swift Nest Box

4.7.3 Swifts prefer to nest in colonies; at least 2 swift nest boxes will be installed at a north-facing external wall of the proposed building, avoiding areas such as directly above any windows or doors. A suitable location is presented at **Figure 2**.

4.7.4 No specific management is required of the bird boxes following their installation beyond recognition of their presence and repair if any damage is noted.

4.8 General Site Maintenance

Litter

4.8.1 Litter pick and removal of any fly tipping throughout the site shall be conducted on a weekly basis.

Fencing and Hard Landscapes

4.8.2 All hard landscaping around the site will be inspected and repaired as necessary.

5.0 REVIEW OF MANAGEMENT PLAN

5.1 Introduction

5.1.1 This Plan is a reviewable document which can be updated and revised as required. The Plan and the management regime will be informed by the on-going works at the site.

5.1.2 The Plan will also be reviewed to ensure the objectives and prescriptions are in accordance with current wildlife legislation and conservation objectives, including UK Biodiversity Action Plan species.

5.2 Ecological Trends and Constraints On-site that could Influence Management

5.2.1 It is not considered that ecological trends or constraints will impact management of proposed habitats, bat boxes or bird boxes; the boxes are appropriate for the species likely to be found in the local area in the long term.

5.2.2 It is not considered at this stage that any significant ecological trends or constraints will influence the management of the habitats proposed at the site, however this issue should be addressed following the regular monitoring of the proposed habitats, and the subsequent review of this landscape and habitat management plan (after 5 years) to determine if any trends or constraints have become apparent.

5.3 Monitoring and Remedial Measures

5.3.1 The monitoring of the planted habitats will be completed annually and during the management processes described above. The monitoring will check that habitats are maintained in the condition described above, and are in a healthy condition.

5.3.2 Remedial measures will be dictated by the nature of any defects, but should seek to ensure that the habitats are maintained in the condition intended. For example, disease or defects to the proposed trees or planting will be remedied by appropriate actions to ensure the health of the tree / planting, or by replacing the tree / planting with a healthy specimen, or replacement planting.

5.4 Funding Resources and Mechanisms to Ensure Sustainable Long-term Delivery of the Proposed Management

5.4.1 ERAP (Consultant Ecologists) Ltd understands that the funding for the proposed measures is secured and details of the funding arrangements will be held outside of this report.

6.0 REFERENCE TO THE UK AND GREATER MANCHESTER BIODIVERSITY ACTION PLANS (BAP)

6.1 All landscape planting suggested and implemented at this site has been designed to maximise opportunities for the attraction of wildlife, particularly wildlife associated with urban areas. The provision of trees and wildflower grassland within the site will provide suitable habitat for foraging and nesting bird species associated with urban areas, such as house sparrow (*Passer domesticus*) and starling (*Sturnus vulgaris*); both are Priority Species. The bat box and bird boxes will provide suitable habitat for protected species, Greater Manchester Biodiversity Action Plan Priority Species and a red-listed bird species.

7.0 REFERENCES

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8.0 WORKS SCHEDULE

Table 8.1: Schedule of Works for the First 5 Years

Habitat Feature	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Comments/Notes/Prerequisites
Tree Planting															
Monthly monitoring to ensure planting is thriving	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	With the aim of ensuring successful establishment and prolonged health
Diseased or dying specimens replaced														1-5	As required
Damaged or vandalised specimens replaced														1-5	As required
Watering														1-5	As required
Tree fixings checked and adjusted				1						1			2	1-5	To be repaired / adjusted if necessary
Bark mulch to be checked and topped up				1									1	1-5	To maintain and average depth of 75mm
Weed control			1	1	1	1	1	1	1	1			8	1-5	Hand-weeding or application of non-residual herbicide
Fork aeration of soil				1									1	1-5	Once in spring to keep soil loose
Pruning / Trimming										1			1	1-5	Once planting has established and Sep-Feb (outside of bird breeding season)
Monthly monitoring to ensure planting is thriving	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	With the aim of ensuring successful establishment and prolonged health
Diseased or dying specimens replaced														1-5	As required
Control noxious, broadleaved weeds and invasive species														1-5	Using appropriate methods
Introduced Shrubs															
Remove litter prior to cutting / strimming			2	2	2	2	2	2	2	2			16	1-5	Litter to be removed and appropriately disposed of/recycled.
Replacement planting											1		-	-	As required
Weed control and tidying			1	1	1	1	1	1	1	1			8	1-5	At least 8 operations - using manual removal and if necessary, non-residual herbicides

Habitat Feature	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Comments/Notes/Prerequisites
Cutting									1				1	1-5	Cutting back to ensure encroachment over surrounding habitats (including hard-standing areas) is controlled. Works to be carried out outside bird nesting season. All arisings to be cleared away.
Wildflower Grassland															
Monitoring of condition						1							1	1-5	Annual completion of form at **Section 9.0**
Remove litter prior to cutting / strimming									1				1	1-5	Litter to be removed and appropriately disposed of/recycled.
Strim to a height of 40mm to 60mm and remove all arisings									1				1	1-5	Compost arisings in the allocated position or remove from site.
Strim to a height of 150mm (no lower) and remove all arisings.									1				1	1-5	Compost arisings in the allocated position or remove from site.
Control noxious, broad-leaved weeds and invasive species													As required	1-5	Using appropriate methods. Herbicide must not contain the surfactant polyoxy-ethyleneamine (P.O.E.A)
Control encroaching self-seeded shrubs and Bramble scrub									1				1	As required	Outside bird breeding season Brush cutter / chainsaws to be used. Removal of all arisings.
Amenity Grassland															
Remove litter prior to cutting / strimming			2	2	2	2	2	2	2	2			16	1-5	Litter to be removed and appropriately disposed of/recycled.
Strim / flail to a height of 40mm (no lower) and remove all arisings			2	2	2	2	2	2	2	2			16	1-5	Removal of arisings. Avoid areas of bulb planting until leaves have turned yellow and died back.
Control noxious, broad-leaved weeds and invasive species													As required	3-5	Using appropriate methods. Herbicide must **not** contain the surfactant polyoxy-ethyleneamine (P.O.E.A).

Habitat Feature	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Comments/Notes/Prerequisites
Bat and Bird Boxes															
Check and replace any damaged or lost box													As required	1-5	Avoiding bird nesting season (i.e. May to August inclusive)
General															
Inspection of site to inform any actions required	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Monthly
Litter pick across site	4	4	4	4	4	4	4	4	4	4	4	4	48	1-5	Weekly
Hard landscaping repairs													As required	1-5	As required

9.0 EXAMPLE MONITORING FORM

9.1 The objectives and frequency of the monitoring inspections are detailed under each section / habitat and included on the Work Schedule at **Table 8.1**.

9.2 The example record sheet below provide an example table to be completed throughout the year (and collated at the end of each year) to detail the results of the monitoring and actions. The notes and recommended actions should be informed by the aims and objectives described for that habitat type.

9.3 The Record Sheets will be used to identify / inform the need for remedial actions and amendments to the management regime / prescriptions.

Table 9.1: Example Record Sheet: Habitats

Note: This form and an updated map should be either scanned, or ideally entered digitally, and stored by The Management Company and their relevant contractors with the rest of this Management Plan. The findings of this form will be used to inform the future management of these habitats.

Habitat Inspection			
Surveyor Details and Survey Conditions			
Name		**Date** (dd/mm/yyyy)	
Survey Conditions (i.e. air temperature, precipitation, wind speed)			
Habitat / Feature (e.g. trees, wildflower grassland)			
Notes and Recommended Actions (e.g. note presence of invasive plant species, provide a plant species list for grassland habitats as cross referenced against the seed mixture)			

10.0 FIGURES

Figure 1: UKHab Plan of the Proposed Planting at the Site



Figure 2: **Proposed Locations of Bat and Bird Boxes**



Notes:
Bat and bird boxes available from NHBS Ecology (www.nhbs.com).

All boxes (bat and bird) are to be positioned so they are not directly over windows and doorways to avoid and minimise nuisance via droppings.

Swift boxes and bat boxes / access panels should be installed at least 4 metres from the ground.

RSPB advice states that bird boxes should ideally be sited facing north to east, to avoid exposure to direct sunlight, which may cause overheating of chicks in the nest.

Bat boxes can be sited at a variety of aspects, although boxes facing south are more likely to be suitable for use by maternity colonies as they will gain additional heat from the sun throughout the day.

Bat Access Panels
Suitable products: Ibstock Enclosed Bat Box 'C' (left); and Habibat Bat Access Panel (right)



Swift Nest Box
Suitable products:Woodstone Build-in Swift Nest Box



Key to Map Symbols

- Site boundary
- Bat access panel
- Swift nest box
- L-90-011 Tree Plan

Figure 2:
Plan to Show Recommended Locations for Bat and Bird Boxes

Project Name:
The Fairfax, Portugal Street East, Manchester M1 2WX

Central Grid Ref:	**Reference No.**
SJ 85188 97948	ERAP Ltd. 2025-296

Version & Date:
v1 (BR) 15/10/2025

Scale: 1:500 at A3

0 5 10 15 20 25 m

Z:\Current Jobs\2025\2025 296 The Fairfax BREEAM\4. Maps template 180925\1. ERAP Map template - main 2025.qgs

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