

BIRD AND BAT BOX PLAN

JULY 2025

Mill Brook

Wastdale Road
Wythenshawe
Manchester
M23 2RX

U R B A N
G R E E N



QUALITY MANAGEMENT

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CONTENTS

- 1 Introduction 6
 - 1.1 Background to the Scheme..... 6
 - 1.2 Site Context..... 6
 - 1.3 Purpose of this Report 6
- 2 Previous Reports 7
 - 2.1 Preliminary Ecological Appraisal (Urban Green, 2024)..... 7
- 3 Bat Boxes 8
 - 3.2 Positioning of Bat Boxes 8
 - 3.3 Timing of Installation 8
 - 3.4 Maintenance of Bat Boxes 8
- 4 Bird Boxes 9
 - 4.1.2 Positioning of Bird Boxes 9
 - 4.1.3 Timing of Installation..... 9
 - 4.1.4 Maintenance of Bird Boxes 10
- 6 References 11
- Appendix 1 - Relevant Legislation..... 12
- Appendix 2 - Timings of Works 14

TABLES & FIGURES

- Figure 1. Site Context..... 4
- Figure 2. Bird and Bat Box Plan 5
- Table 1 - Bat box specification 8
- Table 2 - Bird nest box hole sizes and associated species 9
- Table 3 - Bird nest box specification..... 9



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Legend: Red Line Boundary	0.4 Kilometers	N
Client: Alternative Futures Group	Issue: 01	
Project: Wythenshawe AFG	Scale @ A4 1:5,000	
Title: Site Context	Approved by: HM	Checked by: HL
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1 Introduction

1.1 Background to the Scheme

- 1.1.1.1 Urban Green has been instructed by Alternative Futures Group to produce a Bird and Bat Box Plan for Millbrook Independent Hospital (hereafter referred to as ‘the site’).
- 1.1.1.2 The proposals include the erection of a single storey extension to provide an additional 7 bedrooms to the existing Independent Hospital (Use Class C2), along with associated landscaping and amendments to the car parking layout.

1.2 Site Context

- 1.2.1.1 The site is located at National Grid Reference SJ 81007 87770 and comprises a total area of approximately 0.14ha (see Figure 1).
- 1.2.1.2 The site is located to the north of the Millbrook Independent Hospital in the Wythenshawe area of south Manchester. It is situated within a residential area, with the Wythenshawe hospital complex to the northwest, and areas of agricultural land located approximately 400m west and southwest. Access to the site is via Wastdale Road.

1.3 Purpose of this Report

- 1.3.1.1 Urban Green have been appointed to complete a BBBP in order to discharge Condition 14 of the associated Planning Application.
- 1.3.1.2 Condition 14 states:
‘Above grounds works shall not commence until details of biodiversity enhancements (i.e. bird boxes), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.’
- 1.3.1.3 Appendix 1 includes the relevant legislation.

2 Previous Reports

2.1 Preliminary Ecological Appraisal (Urban Green, 2024)

- 2.1.1.1 Urban Green produced a Preliminary Ecological Appraisal (PEA) of the site, detailing the sites suitability for a variety of protected and notable species. In summary, the assessment identified the following notable bird and bat species within the local environment, as well as potential species presence on site, utilising a data search provided by Greater Manchester Ecology Unit in June 2024.

Nesting birds

- 2.1.1.2 A total of six records of protected or notable bird species returned within the data search, with the closest record relating to a starling (*Sturnus vulgaris*), located approximately 250m from site in 2014.
- 2.1.1.3 Nesting birds were confirmed present on site, with habitats present on site providing potential for nesting bird species through both the hedgerow and trees on site. A bird's nest was also identified within a tree on site, though unused at the time of the survey.

Bats

- 2.1.1.4 A total of thirty-six records of bat species were returned within the data search, comprising species of unidentified bat species (*Chiroptera* sp.), pipistrelle species (*Pipistrellus* sp.), common pipistrelle (*Pipistrellus pipistrellus*), noctule (*Nyctalus noctula*), brown long-eared (*Plecotus auritus*), whiskered bat (*Myotis mystacinus*) and *Myotis* species. The closest record was attributed to an unidentified pipistrelle species, recorded approximately 300m south of site in 2013.
- 2.1.1.5 A Preliminary Roost Assessment (PRA) and Ground Level Tree Assessment (GLTA) were conducted on buildings and trees on site. In summary, no trees or buildings on site were identified as having bat roosting potential.
- 2.1.1.6 The habitats on site are unlikely to provide value for foraging bats due to a lack of habitats that would provide suitable invertebrate prey. Linear features on site are limited to an ornamental hedgerow, and urban lighting may deter activity on site. Habitats within the local area, such as Mill Brook, provide more suitable foraging opportunities, although such linear features may provide a route on to site for commuting bats.
- 2.1.1.7 The species identified during the previous surveys or identified within the local data search (detailed within the PEA) have been considered to select the appropriate enhancements within the site.

3 Bat Boxes

- 3.1.1.1 A total of one bat box is to be installed across the site. The bat boxes selected will provide a range of suitable conditions and target pipistrelle species that are likely to be present in the wider environment, as well as returning within the data search.
- 3.1.1.2 Externally mounted bat boxes are to be positioned on retained mature trees. Please refer to Table 1 for the bat box specifications example. A bat box design of similar specification can be selected for the site.

Table 1 - Bat box specification

Bat Box Type	Image	Total Number of Boxes
Eco Bat Box Available at: NHBS.com <u>Dimensions:</u> • Height 440mm • Width 290mm • Depth 90mm • Weight: 4.7 kg		1

3.2 Positioning of Bat Boxes

- 3.2.1.1 Bat boxes must be positioned between 4–6m high and are most effective when located on a south-east to south-western facing aspect, as this will provide additional heat throughout the day. Bats prefer to change roosts to benefit from varying ambient temperatures, so bat boxes are to be clustered in small groups (i.e. three boxes per tree stem, on the eastern, western and southern aspects). Please refer to Appendix 3 for the Location Plan.

3.3 Timing of Installation

- 3.3.1.1 Bat boxes are to be installed during the construction phase of the proposed development.

3.4 Maintenance of Bat Boxes

- 3.4.1.1 Bat boxes are considered self-cleaning and require minimal maintenance once installed. The boxes are made of hard-wearing material that is generally long-lasting. Bat boxes should be checked periodically (e.g. every two years) to assess their use and the condition of the boxes.
- 3.4.1.2 If any boxes are identified as damaged or missing, they are to be replaced with a box of similar specification.
- 3.4.1.3 **Note only those holding the appropriate Natural England Class 2 bat licence may open and inspect these boxes. It is an offence for anyone without this licence to open a bat box. If a bat box becomes occupied by a bird the nest must be left *in situ* until after the bird nesting season (March to September inclusive).**

4 Bird Boxes

- 4.1.1.1 The development has the potential to enhance bird nesting opportunities through the provision of bird nest boxes. The condition does not specify the number of bird provisions to be included within the development. It has been considered suitable that a total of one bird box is to be installed on the site.
- 4.1.1.2 Bird boxes come in various types and sizes, which vary in their suitability from species to species. Table 2 provides details of bird nest box types and the likely species they attract. Bird species that are known to inhabit the local area and readily utilise artificial nest boxes have been selected. Boxes of similar specifications of that detailed in Table 3 can be selected, in the case which the example box is not available.

Table 2 - Bird nest box hole sizes and associated species

Box entrance hole size	Associated species
28mm	Great tit (<i>Parus major</i>), tree sparrow (<i>Passer montanus</i>), pied flycatchers (<i>Ficedula hypoleuca</i>)

Table 3 - Bird nest box specification

Bird box type	Image	Total Number of boxes
Woodstone® Seville Nest Box 28mm Available at: NHBS.com <u>Dimensions:</u> • Entrance hole diameter: 28mm • Width: 20cm • Height: 31cm Length: 20cm • Weight: 5.9kg • Material: WoodStone®		1

4.2 Positioning of Bird Boxes

- 4.2.1.1 Bird boxes are most effective when positioned on a north-east to north-west facing aspect to prevent overheating during the summer nesting season. Care should be taken to make sure boxes are not angled in such a manner to allow rain to enter them. Nest boxes are to be affixed to vertical surfaces on retained trees at a minimum height of 3m. Please refer to Appendix 3 for the Location Plan.

4.3 Timing of Installation

- 4.3.1.1 Bird boxes are to be installed during the construction phase of the proposed development.

4.4 Maintenance of Bird Boxes

4.4.1.1 The following maintenance measures are to be completed, following the installation of the boxes:

- Bird boxes will require periodic checking and cleaning, (e.g. once every two years).
- Unhatched eggs may be removed legally between September and January and must then be disposed of.
- Disused nests must be removed and cleaned using boiling water to remove parasites. Boxes should be left to dry before replacing the lid. Insecticides and flea powders must not be used.
- If any boxes are identified as damaged or missing, they are to be replaced with a box of similar specification.

4.4.1.2 Note bird boxes must only be opened and cleaned outside the bird nesting season (which is between March to September inclusive).

6 References

British Trust for Ornithology (n.d.). Plants for fruits and seeds [Online]. Available from: <http://www.bto.org/our-science/projects/gbw/gardens-wildlife/gardening/plants-fruits-seeds>

NHBS. *Vivara Pro Seville 28mm WoodStone Nest Box*. Available URL: <https://www.nhbs.com/vivara-pro-seville-28mm-woodstone-nest-box> [Last accessed: 23/07/2025]

NHBS. *Eco Bat Box*. Available URL: <https://www.nhbs.com/eco-bat-box> [Last accessed: 23/07/2025]

Studiolime Architects (2024). Site Plan as Proposed for AFG Mill Brook Expansion. REF: SL_P23045_DWG_C_PRO1_Rev_P03

Urban Green (2024). Preliminary Ecological Appraisal of Mill Brook, Wythenshawe. REF: UG_2548_ECO_PEA_02

Appendix 1 – Relevant Legislation

Bats

Legislation relating to European Protected Species (e.g. bats, otter, great crested newt)

European Protected Species and their resting places (e.g. bat roosts) are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CROW) Act 2000, and the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 transpose the European Union's 'Habitats Directive' (Council Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive) into UK law. The Regulations provide for the designation and protection of 'European Sites', the protection of 'European Protected Species' (EPS), and the adaptation of planning and other controls for the protection of European Sites. EPS are listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to:

- Intentionally kill, injure or take certain animals listed in Schedule 5;
- Intentionally or recklessly damage or destroy any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection;
- Intentionally or recklessly disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; or
- Intentionally or recklessly obstruct access to any structure or place which any such animal uses for shelter or protection.

In addition, under this legislation there are offences relating to sale, possession and control of wild animals listed in Schedule 5.

Under the Conservation of Habitats and Species Regulations 2017 it is an offence to:

- Deliberately capture, injure or kill any wild animal listed as a European Protected Species;
- Deliberately disturb wild animals of any such species in such a way as to be likely:
- to impair their ability:
 - to survive, to breed or reproduce, or to rear or nurture their young, or;
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate, or;
- to affect significantly the local distribution or abundance of the species to which they belong.
- Deliberately take or destroy the eggs of such an animal, or;
- Damage or destroy a breeding site or resting place of such an animal.

In addition, under this legislation there are offences relating to possession, control sale and exchange of an EPS.

Great crested newt, otter and several species of bat are listed as a SoPI under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Breeding Birds

With certain exceptions¹, all wild birds, their nests and eggs are protected by Section 1 of the *Wildlife and Countryside Act 1981* (as amended). Therefore, it is an offence to:

- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; or
- intentionally take or destroy the egg of any wild bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls.

Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- intentionally or recklessly disturb any bird while it is nest building, or is at a nest containing eggs or young; or
- intentionally or recklessly disturb the dependent young of any such bird.

¹ Some species, such as game birds, are exempt in certain circumstances.

Appendix 2 - Timings of Works

Box Positioning

During construction works	J	F	M	A	M	J	J	A	S	O	N	D
Erect boxes	To be installed during the construction phase of development.											

Box Maintenance

Habitat box maintenance	Year 1	Year 2	Year 3	Year 4
Box checks to see if boxes are in good condition and working appropriately	Not Required	Anytime of year	Anytime of year	Operational phase Sept - Oct
Bird box cleaning	Not Required	Outside Nesting Bird Season: September to February	Not Required	Operational phase Sept - Oct
Bat box cleaning	Not Required	During Bat Hibernation Period: December to January	Not Required	During Bat Hibernation Period: December to January