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To whom it may concern,

**262 Ryebank Road, Chorlton, Manchester - Hedgehog Reasonable Avoidance Strategy and Bat and Bird Box Plan**

*Planning Ref - 140430/FO/2024*

**1. Introduction**

Planning permission has been granted for the construction of two new dwellings at 262 Ryebank Road, Chorlton. (*Application No: - 140430/FO/2024*).

Condition 26 and 27 of the above planning permission state:

*26) Prior to any site clearance or earthworks, a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.*

*27) Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.*

To address these planning conditions, an appropriate Hedgehog Reasonable Avoidance Strategy and Bat and Bird Box Plan for the site has been devised (see below) by Richard Roe (BSc, MSc, MCIEEM, CEnv). Richard has over 25 years' experience as a professional ecologist.

**2. Hedgehog Reasonable Avoidance Strategy**

The site is located within a suburban setting in Chorlton suburban village. Habitats at the site include area of overgrown garden with areas of bramble and tall grassland. There is also a dilapidated caravan and base of a former shed/wooden structure at the rear of the garden. These features could offer suitable refuge habitat for hedgehog.



It is therefore recommended that these features are cleared from the site in an appropriate manner to limit the risk of harm to any hedgehogs.

It is recommended that an appropriately qualified ecologist is appointed to undertake a check for hedgehogs immediately prior to site clearance and to supervise the removal of potential hedgehog refuge features.

It is recommended that the underside of the dilapidated caravan is checked for hedgehogs or any other burrowing mammals prior to its removal by the appointed ecologist. If no such wildlife is present, the caravan can be carefully removed from the site.

Likewise, it is recommended that the existing shed base is carefully lifted and checked beneath for hedgehogs prior to full removal.

Prior to the clearance of any bramble, scrub or cut brush, this should be checked first for the presence of hedgehogs by the appointed ecologist.

These works will all need to be undertaken prior to full site clearance.

Any encountered hedgehogs should be moved across to a suitable area of habitat located outside of the works boundary (e.g. the nearby Longford Park).

As a precaution, it is also recommended that where any trenches or other excavations are to be left open overnight these should be fitted with mammal ramps or should have the sides battered to form a slope to allow hedgehogs to escape.

It is recommended that any new garden fencing at the site is 'hedgehog friendly' with suitable access holes (approximately 15cm x 15cm) retained through the fencing to allow hedgehogs to move between garden habitats at the site.

### **3. Bat and Bird Box Plan**

It is recommended that the development is enhanced for roosting bats and nesting birds including house sparrow. This can be achieved through the installation of appropriate bird nest and bat roosting boxes into the walls of the proposed new buildings. It is considered appropriate to provide bird nest boxes for house sparrow and bat roosting boxes providing suitable roosting habitat for pipistrelle bats.

The bat and bird boxes will be incorporated within the brick walls of the new dwellings. The bat and bird boxes will be positioned on the north and south facing gables of the new buildings as shown on Figure 1 in the Appendix.

The bat and bird boxes would be built into the walls so as to remain visually unobtrusive and to be retained permanently within the building structure. It is recommended that a total of 2x Sparrow Nest Box (e.g. Vivara Pro WoodStone House Sparrow Nest Box or Habibat Nest Box), and 2 x bat box (e.g. Vivara Pro Build-in Bat Box or Habibat 001) are built into the proposed new buildings.



The bat and bird boxes should be located beneath the shelter of the building's eaves and should be situated as high as possible and at a minimum height of 4m. Recommended locations for the bat and bird boxes are shown on Figure 1 in the Appendix.

Any deviations from the recommended bat and bird box models for other suitable alternatives (e.g. if preferred model is not available), should be agreed first with an appropriately qualified ecologist.

Lighting proposals for the site will need to ensure that the bat box locations are not illuminated by any artificial lighting.

The bat and bird boxes must be built into the walls of the house and cannot be retro-fitted therefore the installation of the bat and bird boxes must be taken into account during the construction phase of the development.

## Appendix

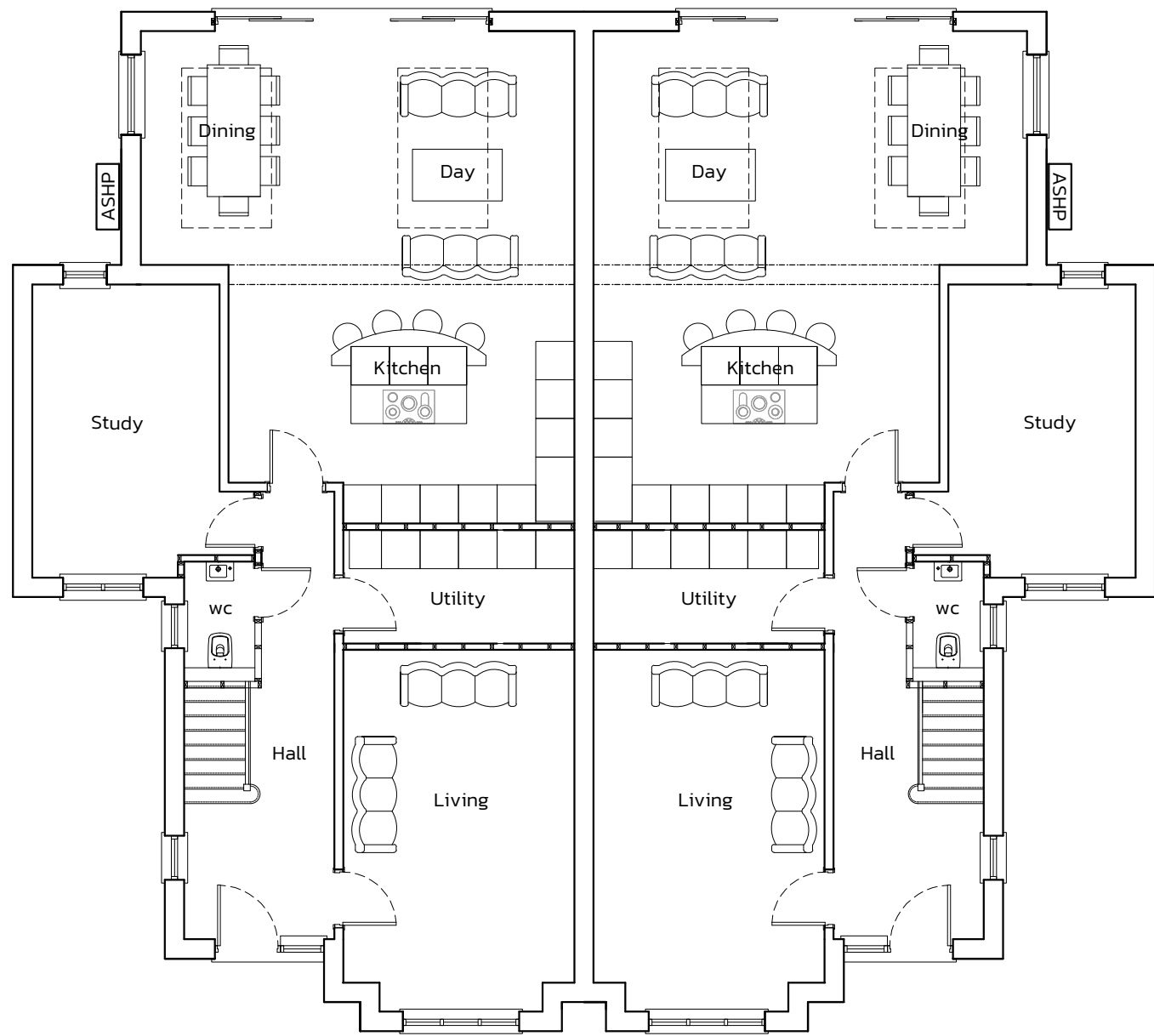
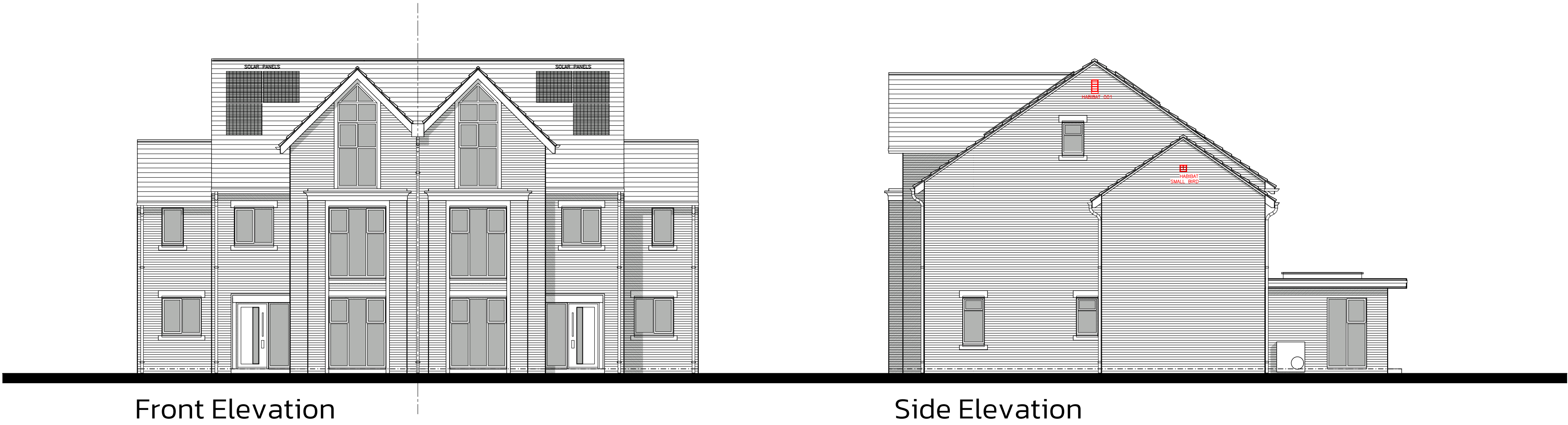
### *Vivara Pro WoodStone House Sparrow Nest Box*



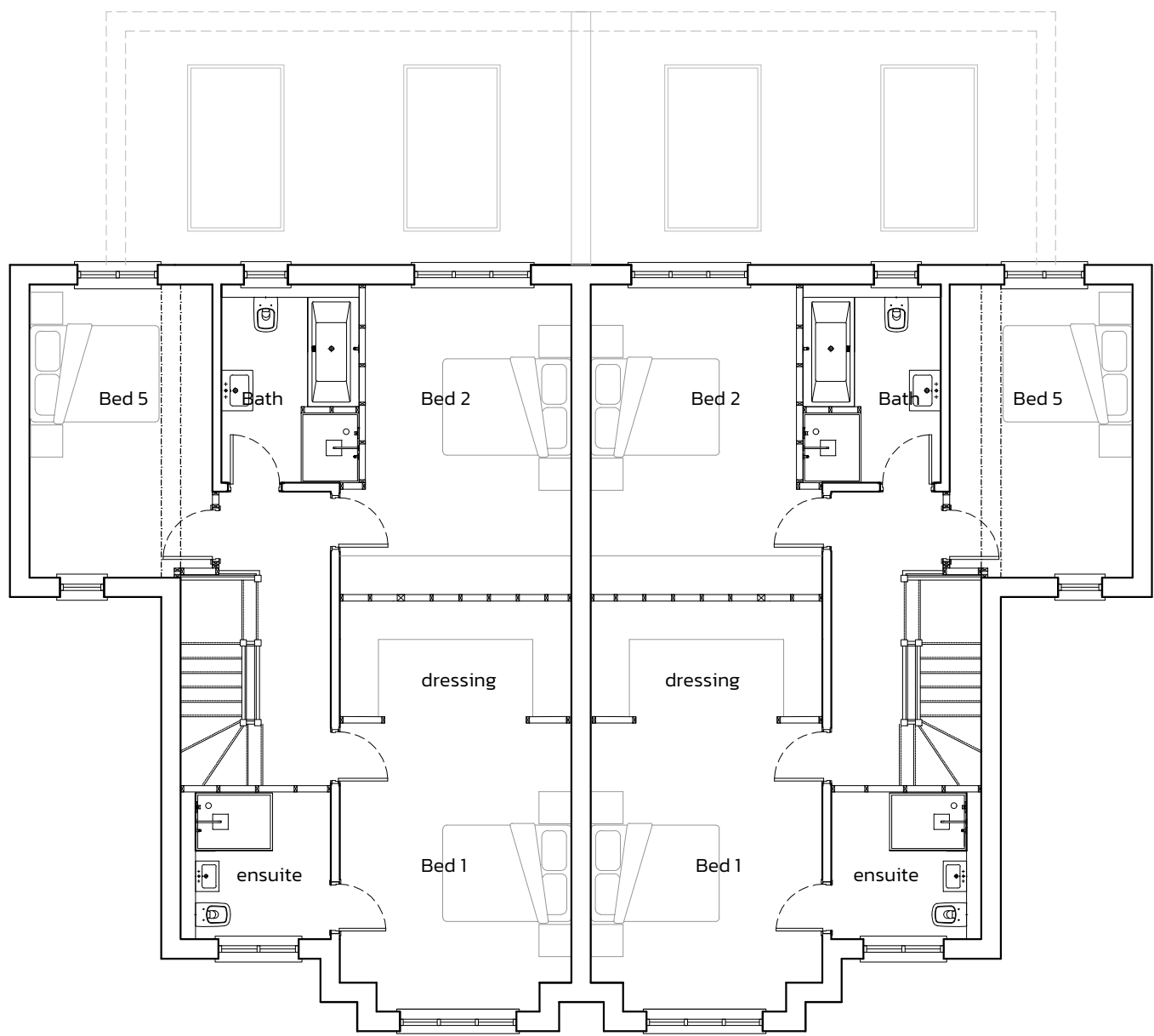
### *Vivara Pro- Build-in Bat Box*



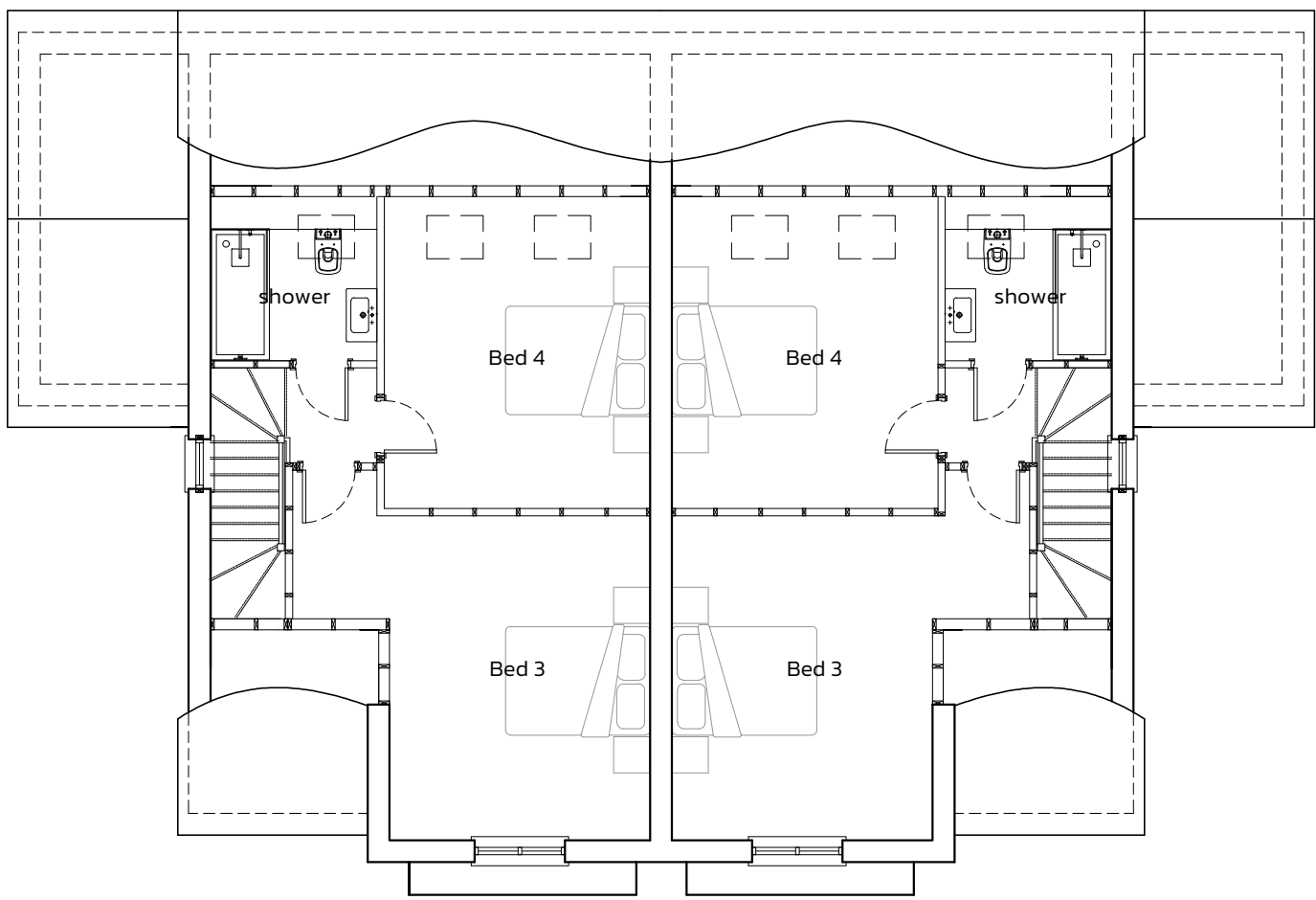
PLANNING DRAWINGS  
All dimensions are to be checked by client. Any discrepancies are to be reported to the Architect. This drawing to be Read in Conjunction with all associated Architects or Consultants Details & Specifications. This drawing is for illustrative purposes only and does not form part of any contract.



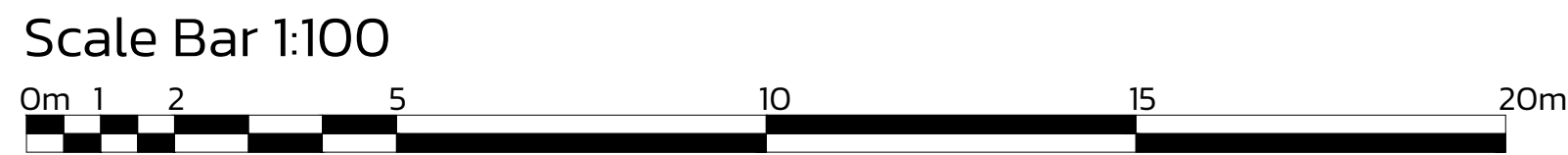
Ground Floor Plan



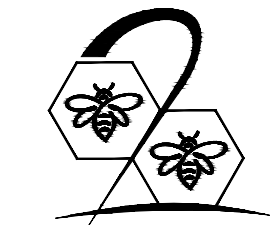
First Floor Plan



Second Floor Plan



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Proposed development at: No. 262 Ryebank Rd  
Chorlton, Manchester

Client: St Werburgh Developments

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Scale: 1:100 @ A1 Drawn: PGJA

Checked: B2 Architecture

Job No. 23-78

Drawing No. 05

Revision: A