

Bird and Bat Box Locations
February 2025

This plan has been prepared to satisfy Condition 28) 'Prior to the first use of the development, details of bird and bat boxes to be provided (including location and specification) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.'

Specification: Low cost bird and bat boxes have been produced inspired by the BOB community initiative. The BOB community initiative was set up by Salford office of Catholic Agency for Overseas Development. With the BOB boxes deemed suitable for use by the RSPB, these were agreed by the Local Planning Authority (LPA). Due to the end of the BOB community initiative B+K engaged with local stakeholders to recreate the boxes, while making them more specific to their uses and continuing the spirit of the original initiative. A local woodworking charity was engaged to cut down reclaimed timber to provide pieces that could then be easily fixed together. At that point the pieces were assembled at the Ancoats Mobility Hub by employees of Manchester City Council ready to be installed into position.

Location: The boxes are proposed to be installed outside of the Ancoats Mobility Hub boundary, within the adjacent Ancoats Green onto existing trees. Both areas are owned by Manchester City Council who have agreed the placement of these boxes within Ancoats Green. Some of the existing trees have already been utilised by recent works to Ancoats Green so where this is apparent TylerGrange, ecologist, confirmed these were suitable for the fixing of bat boxes. Where existing trees have not been utilised for bird boxes, both bat and bird boxes are proposed to be installed.

Bats - No night working/ no light spill onto adjacent habitats such as scrub/ mature trees within the site boundary and off-site. The installation of 5x bat boxes within the site (at the locations shown) will provide further roosting opportunities. Boxes should be placed as high as possible (3m and above), ensuring that the entrance is free from obstruction and away from lighting. Boxes to be installed during the construction phase of the site.

Birds - Any building works/ vegetation clearance will take place outside the 'core' nesting bird season, or otherwise supervised by an ecologist. Bird nesting opportunities in the way of 10x nest boxes will be installed within the site at the locations shown. Boxes will be positioned so they are sheltered from prevailing wind, rain and strong sunlight, normally facing north, at a height of between 2m and 5m, ensuring a clear flight path to the entrance.

