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Biodiversity Enhancement Plan

July 2024

Project Reference: PR-0182-24

Former British Legion Social Club

Woodhouse Lane

Wythenshawe

Manchester

M22 9TF

National Grid Ref: SJ8281787386



Former British Legion Social Club, Woodhouse Lane, Wythenshawe, M22 9TF
Biodiversity Enhancement Plan

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Document Context

As part of a granted planning application with Manchester City Council (Reference: 138185/FO/2023) concerning the Former British Legion Social Club, Tyrer Ecological Consultants Ltd have been commissioned to produce a Biodiversity Enhancement Plan.

Proposals involve the erection of a three-storey building to form 14 self-contained flats (13x 1 bed, 1x 2 bed) with associated landscaping, parking and cycle storage. The application was granted in March 2024, subject to a number of conditions. Of these conditions, condition 12 relates to Ecological matters:

“12) Above grounds works shall not commence until details of biodiversity enhancements (e.g. bird boxes and bat bricks), 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.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.”

Tyrer Ecological Consultants Ltd have therefore been commissioned to produce appropriate documentation to address this condition, via the provision of a suitably detailed Biodiversity Enhancement Plan.

Proposed Biodiversity Enhancement Plan

A Biodiversity Enhancement Plan with visual key has been provided overleaf against the proposed site plan, with the included measures considered to address condition 12.

The proposed enhancement plan comprises the installation of four bird boxes (specifically x2 1SP Schwegler Sparrow Terrace, and x2 Schwegler 1B Nest Boxes of two sizes), x1 Schwegler 1FQ Bat Box, and x1 hedgehog home.

The Schwegler bird boxes should be placed on the sheltered north-facing side of the two trees on the site, at least 4 m above ground level. While the sparrow terraces should be attached to the surface of the wall also at least 4m above ground. The Schwegler bat box should be placed on the south facing elevation of the building between 4-6m from the ground, where it will not be disturbed by bright lights. The hedgehog house should be placed in a dry, sheltered spot up against a wall, fence or hedge, in regard to this site it should be placed in the northeast corner within the amenity grassland against the wall.

With these measures, it is considered that the site will be suitably enhanced for breeding birds, bats, and hedgehogs.

It is further recommended that these enhancement measures are undertaken in tandem with native replanting where feasible; native landscaping would improve the value of the site for a wide variety of native wildlife through provision of food and shelter, whereas non-native species are frequently not used or are of lower value to UK biodiversity. Any hedgerow planting should be constituted of native species, using deciduous shrubs such as hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*) and hazel (*Corylus avellana*), and evergreen woody species such as holly (*Ilex aquifolium*) and yew (*Taxus baccata*).

A visual aid is provided through **Table 1** and **Figure 1a and 1b**.

Timings

The proposed enhancement measures for birds, as indicated above, should be implemented prior to the respective active / breeding seasons for these groups (typically March – August for nesting birds).

All wild birds (with only minor exceptions) and their nests, whilst being built or containing eggs or dependent young, are protected from destruction, damage and disturbance under the Wildlife & Countryside Act 1981 (as amended). It is a punishable offence to interfere in any way with an active nest. As such, it is imperative that the mitigation measures are erected prior to this time period and are left undisturbed throughout the breeding season, unless they have been checked by a suitably qualified ecologist within 48 hours or less of any works which may have potential to disturb the nests.

Once in place, the bat shelters should not be moved or impacted in any way, without a prior check by a suitably licensed ecologist (i.e. holder of / accredited agent on a Natural England bat license) to determine whether the roost is occupied. Nesting provisions for birds should be accessible as the development is complete and site disturbance has surpassed.

Table 1 – Proposed Biodiversity Enhancement Plan Key – See Figure 1 overleaf.

Key		
Symbol	Legend	Number
	1SP Schwegler Sparrow Terraces	X2
	Schwegler 1B Nest Box 32mm entrance	x1
	Schwegler 1B Nest Box 26mm entrance	x1
	Schwegler 1FQ Bat Box	X1
	Hedgehog home	x1

Tyrer Ecological Consultants Ltd can confirm that the contents of this document can be relied upon, and the information contained within has been presented using best practice survey methodology and an understanding of the site, benchmarked by the long-standing experience of the Ecologists affiliated with the company.

Best wishes,



Miss. J. Collins

(16/0/2024)

Junior Ecologist at Tyrer Ecological Consultants Ltd



Figure 1b – Location of enhancement measures on elevation plan (adapted © Arcus Consultants)

Appendix I – Guide to enhancement / mitigation

1SP Schwegler Sparrow Terrace:

The current UK sparrow population is declining and this is thought to be due to habitat destruction and lack of suitable nesting spaces. Sparrows are social birds and like to nest in company, this sparrow terrace is ideal for three sparrow families. Made of Schwegler's revolutionary wood-concrete mix, this terrace is durable, breathable and will last many decades. It may also occasionally attract tits, redstarts and spotted flycatchers.

The terrace can be fixed on to the surface of a suitable wall or incorporated into the wall. It is suitable for all types of houses in built-up areas, and on industrial and agricultural buildings such as barns, sheds and factories. Ideally place the terrace 2m or more above the ground. Either install on the surface of the wall using the plugs and screws provided or install directly into the wall. Cleaning is advisable but not necessary, and the front panel can be removed by turning the screw hook.



See: [1SP Schwegler Sparrow Terrace](#)

Schwegler 1B Nest Box:

The 1B nest box will attract a wide range of species and is available with different entrance hole sizes to prevent birds from competing with each other for the boxes. The nest box can be attached to the tree or wall using an aluminium nail or by hanging over a branch and is made from Woodcrete to ensure that it lasts for decades. The front panel is removable for inspection and cleaning. Two different entrance sizes have been suggested in the enhancement plan in order to enhance the site for a variety of bird species.



See: <https://www.nhbs.com/1b-schwegler-nest-box>

1FQ Schwegler Bat Box

The 1FQ Bat Roost is ideal for all types of bats which inhabit buildings. The shape and design make it equally attractive to bats as a roost or nursery and it is also very attractive to the human eye, which is an important consideration.

The structure of the 1FQ has been designed with bat behaviour in mind. For example, the outside of the front panel has been roughened to enable the animals to land and hang onto it securely. Access is via a step-like recess which enables even young and inexperienced bats to safely access the box. The inside of the box has rough pieces of wood incorporated which provide good insulation and are also used by the bats as perches. The internal layout provides three different areas from which bats can hang and which offer different levels of light and temperature. There are also non-slip areas, gaps ranging from 1.5 to 3.5cm in width and various places for individuals to hide.



Installation of the 1FQ is achieved using the four screws and plugs provided. The back panel is initially screwed onto the wall (using four screws) and then the front panel is attached to this. It can easily be attached to most types of external brick, timber or concrete and can also be placed inside a roof space.

See: [Schwegler 1FF](#)

Hedgehog Home:

Exterior quality 12mm resin bonded ply. The box remains untreated on the inside. Best situated in a quiet corner of the garden, in a shady dry spot and cover with leaves and other garden debris for extra shelter. Removable lid for cleaning purposes and reinforced corners, manufactured with surface sunk nails to resist rusting. Check for hedgehog presence before cleaning. Nest box size: Height 22cm x Width 38cms x Length 47cm.

Environmentally positive: Direct action to help hedgehog survival rates, encouraging biodiversity; FSC timber; Zero carbon footprint in use.



See: [Hedgehog Home](#)