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FAO: Ray Collins
Kellen Homes

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Our ref: 23094/SA
25th March 2024

Dear Ray

RE: Bennett Street Bat and Bird Box Strategy

Introduction

Ecus Limited (Ltd) was commissioned by Kellen Homes Ltd in March 2024 to help establish a suitable strategy for alternative delivery of biodiversity enhancements, comprising the installation of bat and bird boxes, in relation to the 'Bennett Street' residential and community centre development at land off Bennett Street, Manchester M12 5NL (central Ordnance Survey National Grid Reference (OSNGR): SJ 86204 97026), hereafter termed 'the Site'.

Site and Proposed Enhancement Summary:

The requirement for the Bat and Bird Box Strategy follows comments made by the Greater Manchester Ecology Unit: Condition 30 – *"… In addition, the condition states that "a scheme and programme for delivering biodiversity enhancement at the site (including the provision of bird boxes/sparrow terraces and bat boxes/bricks) shall be submitted". It does not appear that any programmed for delivering any biodiversity enhancement has been included and neither are there any details of bird or bird boxes. They are therefore unable to recommend that the condition be discharged at this time.*

Integrated bat boxes for new builds (13 in total across the whole Site)

Incorporation of internal 'bat bricks' e.g. Ibstock Enclosed Bat Box 'C', into the fabric of walls (providing safe, secure and discreet opportunities for bat access into contained units within wall cavities) should be located in houses adjacent to, or with clear flight lines to, areas of linear habitat (i.e. railway to the west, line of trees to the north or green space central to the development) (Figure 1).

Boxes should be installed a minimum of 4 m from ground level/ ideally at eaves level, with a clear drop zone of 2 m (minimum) in a number of locations facing different aspects (southerly aspects are optimal for maternity/summer roosts, or northern for male/hibernation roosts) to maximise the chances of occupation and allow for optimal temperatures within the 'bat bricks'.

Bird boxes (12 in total across the whole Site)

Enhancement for local bird populations can be made by simply installing a variety of nest boxes (external boxes such as 1SP Schwegler Sparrow Terrace and 3S Schwegler Starling Nest Box) on site to provide an alternative nesting resource to offset the loss of suitable nesting habitat by the new development.
Locations of boxes take into account proximity to suitable commuting and foraging habitats, species preferences and recorded species within 2 km of the Site boundary. From these, most nest boxes are situated near to hedgerows and scrub of the northern Site boundaries and to the north of the central green space.

External nest boxes should be mounted on new buildings, at a minimum height of 3 m. Integrated boxes like the House sparrow terraces should be installed on buildings of suitable height and with preference to northern or eastern aspects to avoid potential for overheating in the summer.

At the time of writing, Ecus Ltd assume that going forward, boxes will be ordered as soon as possible and that all integral boxes and external boxes will be installed or securely attached as per the bat and box Location Plan in Figure 1.

However, should this not occur for any reason, e.g. taking the box supply shortage/current delays in to account, it is recommended that any integral box models that do not get installed during the construction stage have an external model attached instead.

If anything requires further discussion and if you have any further questions, or require additional information regarding these recommendations, please do not hesitate to contact us.

Yours sincerely,



Sophie Arnold
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Key

- Site boundary

Bird box

- 1SP Schwegler Sparrow Terrace
- 3S Schwegler Starling Nest Box

Bat box

- Ibstock Enclosed Bat Box 'C'

0 10 20 30 40 50 m

Kellen Homes Ltd
Bennett Street

Figure 1
Bat & Bird Box Strategy

A	04/04/24	SA	PFP	
Rev	Date	Drawn by	Checked by	Revision Comments

Site centred on:	SJ 86177 97028

'Imagery ©2024 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies, The Geoinformation Group, Map data ©2024

March 2024

Scale: 1:1,150 @A3

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