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ERAP (Consultant Ecologists) Ltd Reference: 2024-034
Manchester City Council Planning Application Reference: 133125/FO/2022

24th April 2024

Dear Steve,

**Re: Land Off Elizabeth Street, Manchester, M8 8BB: Bat and Bird Box Plan**

This letter has been prepared to provide recommendations on suitable locations, numbers and product specifications of bat and bird boxes for the proposed development at the above site. The letter has been prepared in order that Condition 28 of the Decision Notice for the site can be discharged. Condition 28 is presented below for ease of reference:

> *28) Prior to the first use of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first use of the development hereby approved and shall thereafter be retained and maintained in situ.*
>
> *Reason - In the interest of providing habitats for birds to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).*

**Bat and Bird Boxes**

The recommended locations and aspects for the bat and bird boxes, as well as the supplier information are illustrated at the appended **Figure 1**.

The specification of boxes is appropriate for use by bat and bird species typical of suburban areas and of species likely to be attracted to the developed site.

If any of the specified boxes are unavailable it is acceptable to substitute the boxes for similar specifications as required; ERAP (Consultant Ecologists) Ltd should be consulted with respect of the use of alternative makes / models of boxes.

It is intended that the bat and bird will be installed on trees; photographs of the trees to be used are presented on the appended **Figure 1**.

RSPB advice states that bird boxes should ideally be sited facing north to east, to avoid exposure to direct sunlight, which may cause overheating of chicks in the nest. The recommended bird box positions have been selected to avoid south-facing elevations to minimise risk of chicks overheating in the nest box.

The small bird boxes must be sited at least 2 metres above ground level. Bat boxes must be sited at least 4 metres above ground level.

The scheme should be implemented in accordance with the appended **Figure 1.**

**Bat Boxes**

Suitable bat boxes are available from Greenwood's Ecohabitats (www.greenwoodsecohabitats.co.uk) and are presented at **Insert 1**.




**Insert 1:** Examples of a bat box suitable for installation on a tree

**Bird Boxes**

***Small Bird Boxes***

Bird boxes suitable for use by a variety of small birds typically associated with garden habitats should be installed within the site. One of each of the boxes presented at **Insert 2** will be used.



**Insert 2:** Vivara Pro 28mm Seville Woodstone Box and Schwegler 1N deep nest box suitable for a variety of garden birds.

Your truly



Brian Robinson B.Sc. (Hons) MCIEEM
Senior Ecologist

Checked by: RB 24.04.24

**Figure 1:** **Plan to Show Recommended Locations for Bat and Bird Boxes**




**Notes:**

Bat boxes available from Greenwood's Ecohabitats (www.greenwoodsecohabitats.co.uk)
Bird boxes available from NHBS Ecology (www.nhbs.com) and/or Wild Care (www.wildcare.co.uk).

Small bird boxes should be installed at least 2 metres above ground. Bat boxes / access panels should be installed at least 4 metres from the ground.

RSPB advice states that bird boxes should ideally be sited facing north to east, to avoid exposure to direct sunlight, which may cause overheating of chicks in the nest.

Bat boxes can be sited at a variety of aspects, although boxes facing south are more likely to be suitable for use by maternity colonies as they will gain additional heat from the sun throughout the day.

**Externally Mounted Bat Boxes**

Suitable products: Greenwoods Ecohabitats bat boxes




**Small Bird Boxes**

Suitable products: Vivara Pro 28mm Seville Woodstone box and Schwegler 1N deep nest box





**Key to Map Symbols**

- Site boundary
- Small bird nest box [2]
- Tree mounted bat box [2]





Photographs of trees suitable for the installation of the two bat boxes (top photo) and two bird boxes (bottom photo - the row Lombary Poplar to the rear of the buildings).

**Figure 1:**
Plan to Show Recomended Locations for Bat and Bird Boxes

**Project Name:**
Land Off Elizabeth Street, Manchester, M8 8BB: Bat and Bird Box Plan

| **Central Grid Ref:** | **Reference No.** |
|---|---|
| SD 84186 00170 | ERAP Ltd. 2024-034 |

**Version & Date:**
v1 (BR) 24/04/2024

**Scale:** 1:1,000 at A3

0 10 20 30 40 50 m

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