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Tyrer Ecological Consultants Ltd, Roselands, Suite 1, 3, Cross Green, Formby, L37 4BH

Biodiversity Enhancement Plan

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Project Reference: PR-0113-24

Oakland Care Home

130 Kenyon Lane

Manchester

M40 9DF

National Grid Ref: SD87310146



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Prepared for	Tang & Associates Architecture Ltd
Prepared by	Tyrer Ecological Consultants Ltd

Author	Mr. H. Mulligan Qualifying CIEEM
Reviewed by	Miss. K. Judson Qualifying CIEEM
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Approved by	Mrs. K. Wilding CEnv MIEMA ACIEEM
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Document Context

As part of a granted planning application with Manchester City Council (Reference: 131094/FO/2021) concerning Oakland Care Home, Tyrer Ecological Consultants Ltd have been commissioned to produce a Biodiversity Enhancement Plan.

Proposals involve the change of use of the existing care home into a number of residential apartments, alongside elevational alterations and associated works. The application was granted in December 2021, subject to a number of conditions. Of these conditions, one relates to Ecological matters:

“14) Prior to first occupation of the apartments hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason - To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).”

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 14.

The proposed enhancement plan comprises the installation of four bird boxes (specifically x1 1SP Schwegler Sparrow Terrace, x1 Vivara Pro Seville 28mm WoodStone Nest Box and x2 Schwegler 1B Nest Boxes of two sizes), x2 1FE Schwegler Bat Access Panels with Back Plates, x2 bee bricks, and x1 hedgehog home.

With these measures, it is considered that the site will be suitably enhanced for breeding birds, bats, invertebrates 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 1**.

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	x1
	Vivara Pro Seville 28mm WoodStone Nest Box	x1
	Schwegler 1B Nest Box 32mm entrance	x1
	Schwegler 1B Nest Box 26mm entrance	x1
	Schwegler 1FE Bat Access Panel with back plate	x2
	Bee brick	x2
	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,

H Mulligan

Mr. H. Mulligan Qualifying CIEEM

(25/04/2024)

Junior Ecologist at Tyrer Ecological Consultants Ltd

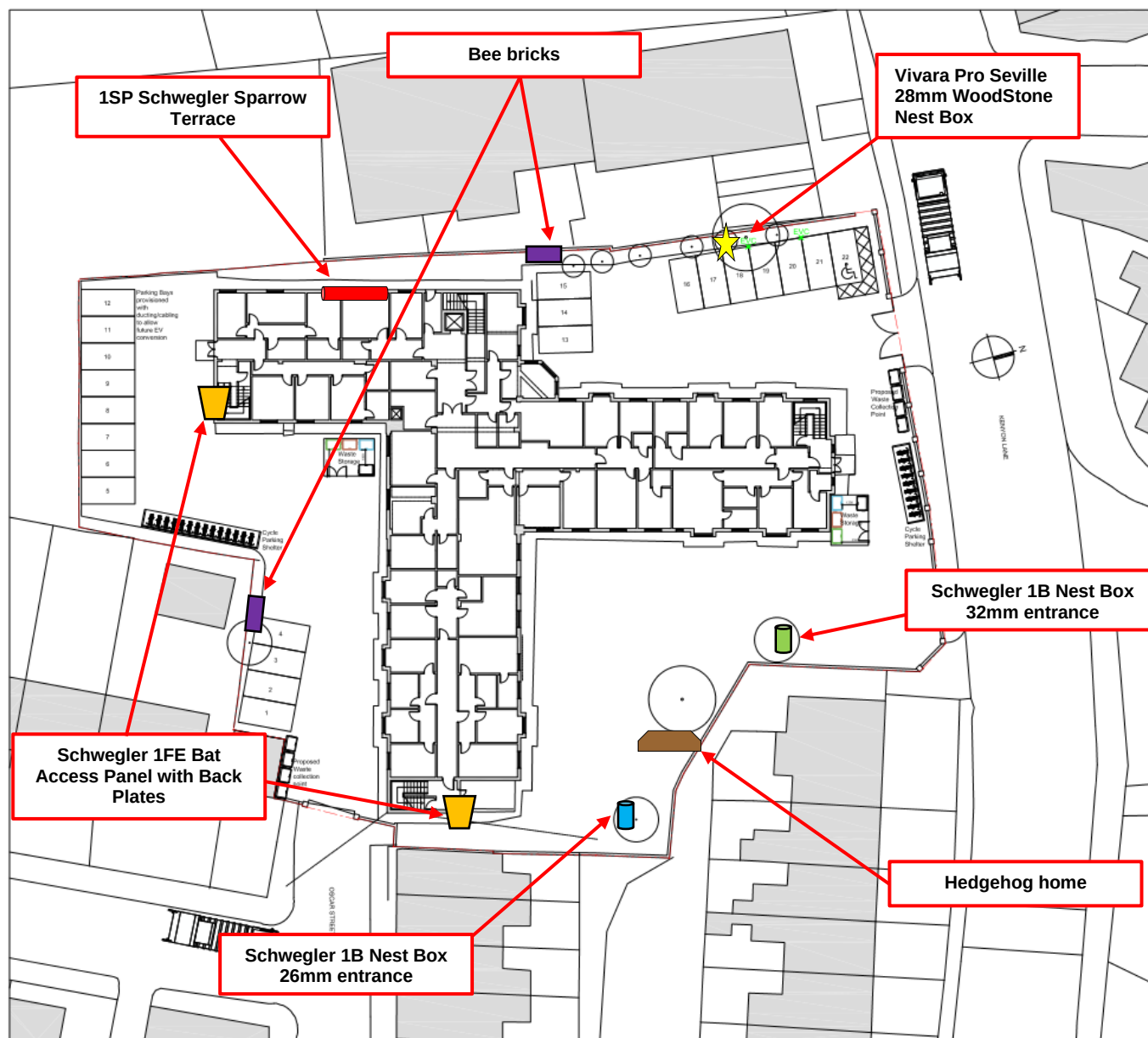


Figure 1 – Location of Enhancement measures (adapted © RJG Architecture Ltd)

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](#)

Vivara Pro Seville 28mm WoodStone Nest Box:

These nestboxes are manufactured from WoodStone (a mix of concrete and FSC certified wood fibres) and unlike some traditional wooden nest box, these boxes will not rot away or deteriorate. This robust material safeguards against attacks from predators such as woodpeckers, cats and squirrels, whilst also providing a well insulated interior with a more consistent internal temperature than an ordinary wooden box. This is especially important during the breeding season and ensures that young birds have a greater chance of survival. Nesting sites have become rare for cavity nesting birds due to changes in woodland management practices, so you can provide much-needed space for rearing chicks and birds that are roosting overwinter with these durable, long-lasting nest boxes.



See: [Vivara Pro Seville 28mm WoodStone Nest Box](#)

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>

1FE Schwegler Bat Access Panel with Back Plate

On its own, the 1FE Access Panel provides access for bats to existing roost sites. With a specially shaped entrance hole and open back, bats can crawl through the entire panel. This is particularly useful when renovation or conservation work is being undertaken in buildings already containing bat roosts. With an overall depth of just 8 cm, it is easily integrated within masonry or insulation. If necessary, it can also be attached to the underlying structure using two screws. The light grey material can be over-painted as required using air-permeable exterior wall paint. The design includes a silhouette of a bat which is both decorative and informative. Alternatively, the 1FE can be set into masonry and rendered so that only the entrance is visible.



The 1FE Bat Access Panel is made from Schwegler wood-concrete; an exceedingly durable, rot-proof and breathable natural material designed to mimic the properties of natural nest sites. The design is maintenance-free with a sloping shelf to allow droppings to fall out. The 1FE can also be fixed to the underlying structure using two screws (not included).



See: [1FE Schwegler Bat Access Panel](#) and [back plate](#)

Bee Bricks:

- Material: Concrete
- Origin: Cornwall, UK
- Dimensions: W 215mm x D 105mm x H 65mm
- Weight: 2.9kg
- Colours: White grey, yellow, dark grey and red

Further details: The Bee Brick can be used in place of a standard brick or block in construction to create habitat for solitary bees. Alternatively, it can be used as a standalone bee house in your garden or wild patch. It will provide much needed nesting space for solitary bee species such as red mason bees and leafcutter bees, both of which are non-aggressive.



Bee Bricks should be placed **in a warm sunny spot on a south-facing wall at a minimum height of 1m**, with no vegetation obstructing the holes. It is highly recommended that bee-friendly plants should be located nearby so that the bees using the bricks have food, otherwise it is unlikely that the brick will be used. Lavender, honeysuckle and buddleia are all pollinator-friendly plants.

See [here](#).

Hedgehog Home:

Exterior quality 12mm resin bonded ply. The box remains untreated on the inside. Best situated in a quiet corner of the garden and covered with leaves and other garden debris. Removable lid for cleaning purposes and reinforced corners, manufactured with surface sunk nails to resist rusting. 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](#)