

THE IMPERIAL LOUNGE, VICTORIA AVENUE EAST

WILDLIFE ENHANCEMENT PLAN

October 2023



Report Control Sheet

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1	08/08/2023	Draft report sent to Client for comment.	GL	OC	OC
2	10/10/2023	Amended report sent to Client.	EA	OC	OC
3	26/02/2024	Amended to surface mounted bird boxes.	CO	OC	OC

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1 INTRODUCTION

1.1 SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Aldi Stores UK Ltd to prepare a Wildlife Enhancement Plan. The plan has been produced in support of a discharge of condition planning application at The Imperial Lounge, Victoria Avenue East, Manchester, M9 7HW.

1.1.2. The author of this report is Genevieve Labram MSc BSc (Hons), Senior Ecologist at Collington Winter Environmental Ltd. Genevieve is highly experienced in managing and preparing wildlife enhancement schemes.

1.2 LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. This is in an Indicative Site Local Plan. The site is located northwest of Moston and is accessed from Victoria Avenue East. The Manchester Outer Ring Road (M60) is located adjacent to the north of the site, a building is located adjacent west of the site.



Figure 1.1 Site Location

1.3 OBJECTIVES

1.3.1. The objectives of this wildlife enhancement plan have been provided to address condition 15 of the approved planning (Application number: 133148/FO/2022). The condition is provided below for context:

15) Prior to the first occupation of the retail unit 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).

1.3.2. This report has been written with the view it can be used to aid site contractors in understanding the works required as part of the planning approval. A copy should be retained on-site for this purpose.

2 SPECIES ENHANCEMENTS

2.1. BIRD BOXES

- 2.1.1. A landscape plan provided by Vector Design Concepts shows the proposed landscape and tree planting. New hedges have been proposed around the site, comprised of ornamental species which will provide some opportunities for foraging and nesting for a range of common breeding birds including urban and rural fringe species.
- 2.1.2. New trees are proposed, however, there are no retained or mature trees on site, therefore, all bird boxes will have to be mounted to the new proposed building.
- 2.1.3. A total of four bird boxes will be installed within the site to offer nesting opportunities for species anticipated to be present within the local area. The condition does not specify the number of bird boxes necessary to discharge the condition. However, the selected boxes provide a significant increase in the availability of nesting provision for a wide range of species. As such, the following boxes have been selected (see Table 2.1). Locations are presented in Figure 1 below.

Table 2.1 Bird Box Specifications and Numbers

Box Specification	No.	Associated Species
<u>28mm Entrance</u> Example - Woodstone® Seville Nest Box 28mm Entrance hole diameter: 28mm Width: 20cm Height: 31cm Length: 20cm Weight: 5.9kg	2	Great tit (<i>Parus major</i>), tree sparrow (<i>Passer montanus</i>), pied flycatchers (<i>Ficedula hypoleuca</i>)
<u>35mm Entrance</u> Example – Nestbox Company Swift Nest Box Entrance hole diameter: 28mm x 65mm Width: 43cm Height: 21cm Length: 21cm Weight: 2.8kg	2	Swift (<i>Apus apus</i>), House sparrow (<i>Passer domesticus</i>), Starling (<i>Sturnus vulgaris</i>) and nuthatch (<i>Sitta europaea</i>)

- 2.1.4. The bird boxes will be installed on aspects facing between north-east and north-west with unrestricted access to the entrance holes. The boxes will not be installed near to security lighting, and locations with the least disturbance have been selected.
- 2.1.5. Care should be taken to make sure boxes are not angled in such a manner to allow rain to enter them. Nest boxes are to be affixed to vertical surfaces on retained trees at a minimum height of 3m. Swift boxes are to be mounted with a minimum height of 4m.
- 2.1.6. Bird boxes are to be installed prior to the first use of the building.
- 2.1.7. The following maintenance measures are to be completed, following the installation of the boxes:
- Bird boxes will require periodic checking and cleaning, (e.g. once every two years).
 - Unhatched eggs may be removed legally between September and January and must then be disposed of.
 - Disused nests must be removed and cleaned using boiling water to remove parasites. Boxes should be left to dry before replacing the lid. Insecticides and flea powders must not be used.
 - If any boxes are identified as damaged or missing, they are to be replaced with a box of similar

specification.

2.1.8. Note bird boxes must only be opened and cleaned outside the bird nesting season (March to August, inclusive).

2.2. BATS

2.2.1. Nocturnal bat surveys were conducted by Collington Winter Environmental Ltd in 2023 which recorded no bats emerging from the building and very low activity around the site. As the site is likely due to be well lit around the car park and building the suitability for roosting provision on site is limited.

2.2.2. Pole-mounted bat boxes located away from any streetlamps and further shielded from artificial light with trees would be the most suitable provision of additional roosting opportunities for this species group. As such, the following boxes have been selected to target specific species (see Table 2.2).

2.2.3. A total of 3 bat boxes will be installed within the site to offer roosting opportunities for bat species anticipated to be present within the local area. The condition does not specify the number of bat boxes necessary to discharge the condition, however, the selected boxes provide a significant increase in the availability of roosting provision for a wide range of bat species. Alternative brand bat boxes are allowable, though the specification should be similar. Locations are presented in Figure 1.

Table 2.2 Bat Box Specifications and Numbers

Box Specification	No.
Eco Rocket Box by "Nestbox" Pole height 5m Overall height: 860mm, Overall width: 250mm, Overall Depth: 240mm Suitable for smaller roosts for crevice dwelling bats. Weight: 8kg	2
Pole Mounted Bat Box by "Nestbox" Pole height 5m Overall height: 49cm, Overall width: 26cm, Overall Depth: 13cm. Suitable for larger roosts, with 3 internal crevices approximately 20mm wide with 3 ceramic inserts. Weight: Box 6.6kg	1

2.2.4. The bat boxes will be installed on aspects facing between south-east to south-western facing aspect, as this will provide additional heat throughout the day. Bats prefer to change roosts to benefit from varying ambient temperatures, so bat boxes are to be clustered in small groups (i.e. two boxes per tree stem). The boxes will not be installed near to security lighting, and locations with the least disturbance have been selected.

2.2.5. Care should be taken to make sure boxes are not angled in such a manner to allow rain to enter them. Boxes are to be affixed to vertical surfaces on retained trees at a minimum height of 4 m.

2.2.6. Bat boxes are considered self-cleaning and require minimal maintenance once installed. The boxes are made of hard-wearing material that is generally long-lasting. Bat boxes should be checked periodically (e.g. every two years) to assess their use and the condition of the boxes. Section 5 includes the maintenance schedule. If any boxes are identified as damaged or missing, they are to be replaced with a box of similar specifications.

2.2.7. Only those holding the appropriate Natural England Class 2 bat licence may open and inspect these boxes. It is an offence for anyone without this licence to open a bat box. If a bat box becomes occupied by a bird the nest must be left in situ until after the bird nesting season.

2.2.8. The provision of fruiting and flowering trees and shrubs will increase the available prey available for bats, due to the high amounts of hardstanding proposed, there are limited opportunities to provide further foraging suitability on site.

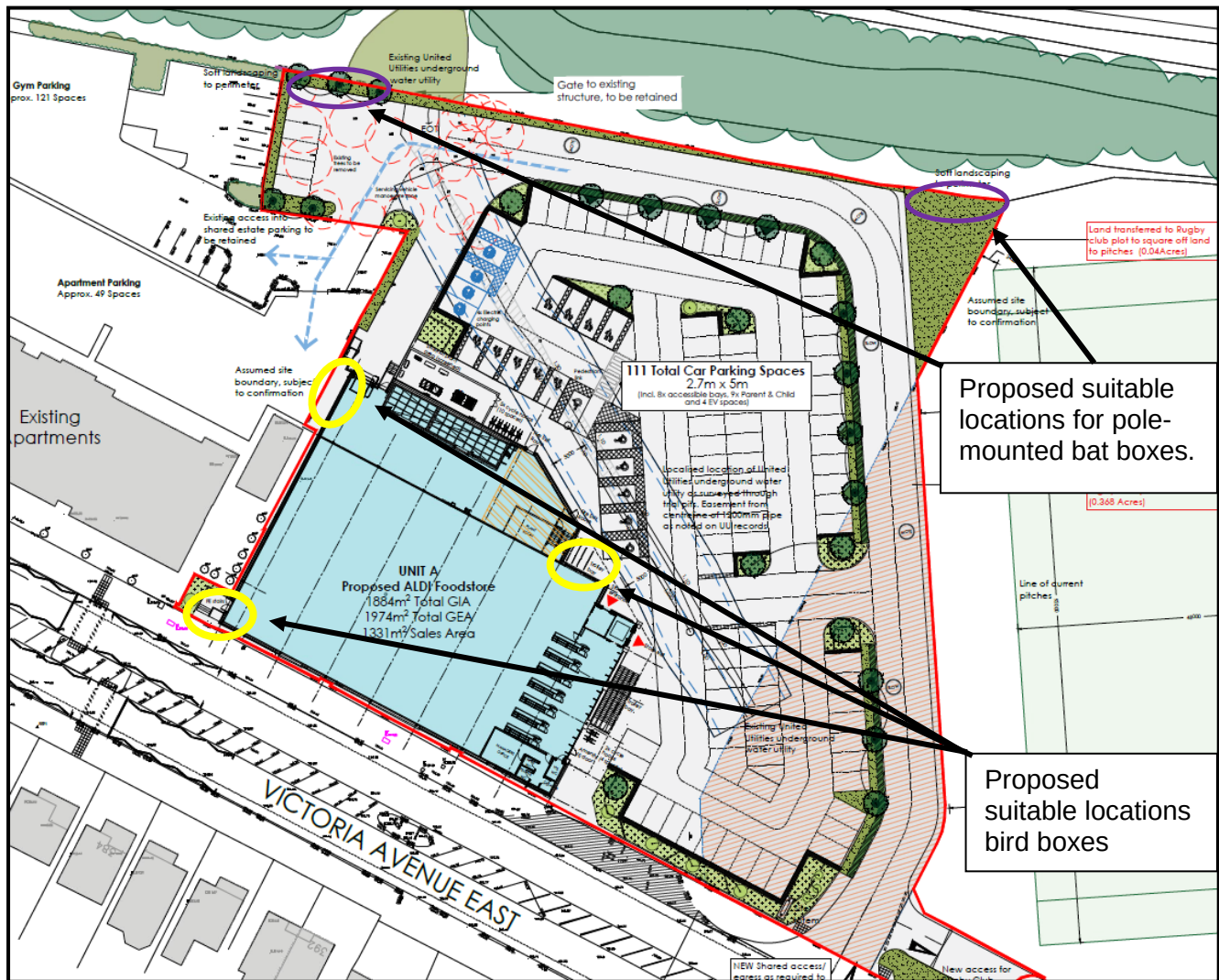


Figure 1: Proposed enhancements on site.

3 CONCLUSION

3.1.1. This plan has demonstrated that the requirements to discharge Condition 15 of the relevant application, have been met by demonstrating the following:

- A layout plan detailing where the nesting/roost features to be positioned.
- A specification concerning the type of features to be used. Specifically targeting species identified on-site during previous ecological surveys and associated with residential areas.
- Implementation programme as detailed in Section 2.

4 BIBLIOGRAPHY

- Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK: Bats and the Built Environment series.
- Collins, J. (ed) (2016). Bat Surveys for Professional Ecologists: Good practice Guidelines, 3rd Edition. The Bat Conservation Trust.
- Collington Winter Environmental Ltd (2023) Nocturnal Bat surveys report

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