

BIRD AND BAT BOX PLAN

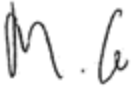
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Oldham Road, Newton Heath
Manchester,
M40 1EZ

U R B A N
G R E E N



QUALITY MANAGEMENT

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1 Introduction

1.1 Background to the Scheme

One Manchester are proposing to develop a site upon Oldham Road in Newton Heath, Manchester (hereafter referred to as ‘the site’). The proposals include a scheme for 39 no. dwellings in a mix of houses and apartments, and their associated hard and soft landscaping.

Urban Green have been appointed to provide a Bird and Bat Box Plan (BBBP) for the site.

The author of the report is Toby Mills BSc QCIEEM, Assistant Ecologist at Urban Green. Toby has experience providing ecological consulting services for a range of development schemes across the UK, including residential, commercial and industrial schemes.

1.2 Site Context

The site is located at National Grid Reference SD 88065 00674 and comprises a total area of approximately 1.25ha (see Figure 1).

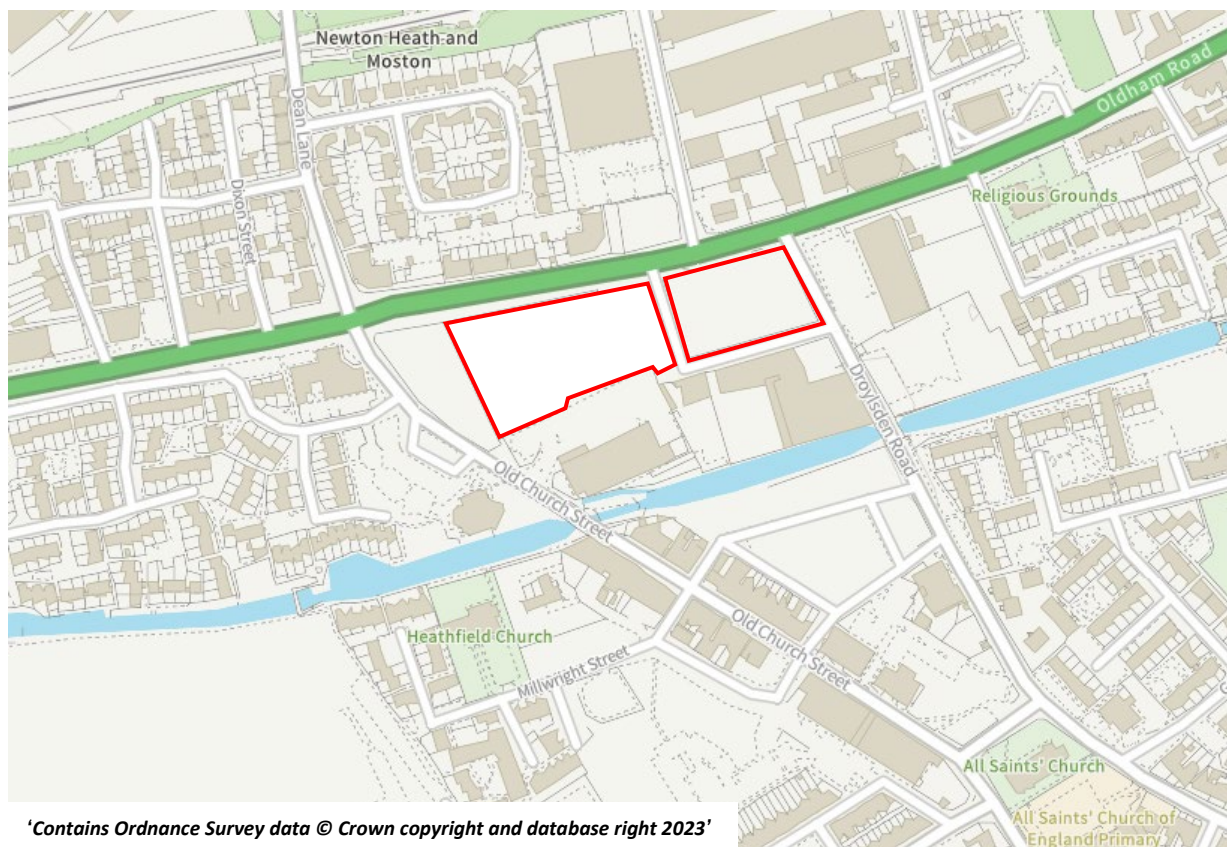


Figure 1 – Site Extent

The site is located within a predominantly urban area, approximately 4.5km to the north-west of the city centre of Manchester. Industrial/commercial units are present to the south, north and east of the site, with residential units present on all aspects. The busy A62 Oldham Road borders the site directly to the north. The Rochdale Canal lies approximately 65m south of the site. Small areas of grassland and scattered trees are local to the site, whilst larger areas of grassland and woodland lie approximately 160m southwest and 350m north of the site.

1.3 Purpose of this Report

Urban Green have been appointed to complete a BBBP in order to discharge Condition 37 of the Planning Application (REF: 135383/JO/2022) and associated drop in application (REF: 133849/FO/2022). Condition 37 states:

“Prior to the first occupation of each phase of the residential element of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development relevant to that phase 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 occupation of the relevant phase of development hereby approved and shall thereafter be retained and maintained in situ.”

Appendix 1 includes the relevant legislation.

2 Previous Reports

2.1 Preliminary Ecological Appraisal (Urban Green, 2019)

Urban Green provided a Preliminary Ecological Appraisal (PEA) of the site in 2019, detailing the sites ecological baseline and potential to support various protected species of both fauna and flora.

In summary the assessment identified the following bird and bat species using and potentially using the site, based on a data search conducted within a 1km radius of the site in November 2019, and the site visit, completed in December 2019:

- A total of twenty-nine records of bats, including:
 - One identified roost, comprising unidentified pipistrelle species (*Pipistrellus* sp.), located 530m to the north of the site boundary, recorded in 2010.
 - Twenty-eight other records of foraging and commuting species, comprised of common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and unidentified pipistrelle species have been identified, with the closest appearing 50m to the southwest of the site, attributed to a foraging soprano pipistrelle.
- A total of thirteen protected or notable bird species were returned within 1km of the site boundary through the data search. During the site visit, only one species was noted on site, one feral pigeon (*Columba livia domestica*), with no old bird nests identified upon scrub or scattered trees on site.

The species identified during the previous surveys or identified within the local data search (detailed within the PEA) have been considered to select the appropriate boxes to be installed within the site.

3 Bat Boxes

A total of 3 bat boxes are to be installed across the site (roughly equating to 10% to the number of residential units to be built).. The bat boxes selected will provide a range of suitable conditions and target pipistrelle species that have been confirmed to exist within the surrounding area through previous data records and are therefore expected to be a suitable provision for the size and nature of the site, following previous surveys and data search results.

Externally mounted bat boxes are to be positioned on buildings. Please refer to Table 1 for the bat box specifications example. A bat box design of similar specification can be selected for the site.

Table 1 - Bat box specification

Bird Box Type	Image	Total Number of Boxes
Improved Crevice Bat Box – double chamber Height of back panel: 335mm Internal height of roost chamber: 197mm External depth of roost chamber: 69mm External depth including roof overhang: 101mm External width: 166mm Weight: 1.4kg		3

3.1.1 Positioning of Bat Boxes

Bat boxes must be positioned between 4–6m high and are most effective when located on a 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. Please refer to Appendix 3 for the Location Plan.

3.1.2 Timing of Installation

Bat boxes are to be installed prior to the occupation of the selected dwellings the boxes are to be situated upon.

3.1.3 Maintenance of Bat Boxes

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 specification.

Note 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 (March to September inclusive).

4 Bird Boxes

The development has the potential to enhance bird nesting opportunities through the provision of bird nest boxes. The condition and the PEA do not specify the number of bird provisions to be included within the development. It has been considered suitable that a total of 8 bird boxes are to be installed across the site (roughly equating to 20% to the number of residential units to be built).

Bird boxes come in various types and sizes, which vary in their suitability from species to species. Table 2 provides details of bird nest box types and the likely species they attract. Bird species that are known to inhabit the local area and readily utilise artificial nest boxes have been selected. Boxes of similar specifications as those detailed in Table 2 can be selected, in the case the example boxes are not available.

Table 2 - Bird nest box hole sizes and associated species

Box entrance hole size	Associated species
28mm	Great tit (<i>Parus major</i>), tree sparrow (<i>Passer montanus</i>), pied flycatchers (<i>Ficedula hypoleuca</i>)
32mm	House sparrow and nuthatch (<i>Sitta europaea</i>)
45mm	Starling
100mm (open fronted)	Robin (<i>Erithacus rubecula</i>) and pied wagtails (<i>Motacilla alba</i>)

Table 3 – Bird nest boxes that can be bought from websites such as nhbs.com, habibat.co.uk or other online retailers

Bird box type	Image	Number of boxes
Vivara Pro Woodstone starling nest box (externally mounted) Dimensions: Height: 385mm Width: 220mm Depth: 215mm Weight: 7.4 kg Entrance hole diameter: 45mm Material: WoodStone®		2
Woodstone® Seville Nest Box 28mm Dimensions: Entrance hole diameter: 28mm Width: 20cm Height: 31cm Length: 20cm Weight: 5.9kg Material: WoodStone®		2

Bird box type	Image	Number of boxes
Vivara Pro Woodstone 32mm nest box (externally mounted) Dimensions: Entrance hole diameter: 32mm Width: 20cm Height: 31cm Length: 20cm Weight: 6.9kg Material: WoodStone®		2
Vivara Pro Barcelona WoodStone Open Nest Box Dimensions: * Width: 19cm * Height: 24cm * Length: 17.5cm * Entrance hole: Open		2

4.1.1 Positioning of Bird Boxes

Bird boxes are most effective when positioned on a north-east to north-west facing aspect to prevent overheating during the summer nesting season. 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 residential units at a minimum height of 3m. Please refer to Appendix 3 for the Location Plan.

4.1.2 Timing of Installation

Bird boxes are to be installed prior to the occupation of the selected dwellings; the boxes are to be situated upon. Appendix 2 includes the Schedule of Works.

4.1.3 Maintenance of Bird Boxes

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.

Note bird boxes must only be opened and cleaned outside the bird nesting season (which is between March to September inclusive).

5 Conclusion

This plan has demonstrated that the requirements to discharge condition 37 of the relevant application, have been met by demonstrating the following:

- A layout plan detailing where the nesting/roost features to be positioned, detailed in Appendix 3.
- A specification concerning the type of features to be used, as detailed in Section 3 and 4. Specifically targeting species identified on site during previous ecological surveys (detailed in Section 2) and associated with residential areas.
- Implementation programme as detailed in Appendix 2.

6 References

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NHBS. *Vivara Pro WoodStone Starling Nest Box*. Available URL: <https://www.nhbs.com/vivara-pro-woodstone-starling-nest-box> [Last accessed: 22/08/2023]

NHBS. *WoodStone Swift Nest Box*. Available URL: <https://www.nhbs.com/woodstone-swift-nest-box> [Last accessed: 22/08/2023]

Appendix 1 – Relevant Legislation

Breeding Birds

With certain exceptions¹, all wild birds, their nests and eggs are protected by Section 1 of the *Wildlife and Countryside Act 1981* (as amended). Therefore, it is an offence to:

- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; or
- intentionally take or destroy the egg of any wild bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls.

Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- intentionally or recklessly disturb any bird while it is nest building, or is at a nest containing eggs or young; or
- intentionally or recklessly disturb the dependent young of any such bird.

¹ Some species, such as game birds, are exempt in certain circumstances.

Appendix 2 - Timings of Works

Box Positioning

During construction works	J	F	M	A	M	J	J	A	S	O	N	D
Erect boxes	Prior to the occupation of the buildings the boxes are to be situated upon.											

Box Maintenance

Habitat box maintenance	Year 1	Year 2	Year 3	Year 4
Box checks to see if boxes are in good condition and working appropriately		Operational phase Sept - Oct		Operational phase Sept - Oct
Bird box cleaning		Operational phase Sept - Oct		Operational phase Sept - Oct

Key

	Recommended times when works can be conducted
	Times to avoid work either through recommendation or under licence

Appendix 3 – Bird and Bat Box Location Plan



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Legend

Bat

★ - Two Crevice Bat Box

Bird

▲ - Vivara Pro Woodstone starling nest box

▲ - Vivara Pro Barcelona Woodstone Open nest box

▲ - Woodstone Seville Nest Box 28mm

▲ - Vivara Pro Woodstone 32mm nest box



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Oldham Road, Newton Heath

Title:
Bird and Bat Box Plan

Issue:
01

Drawn: TM	Checked: JH	Approved: MG
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Project: UG390	Scale @ A:3: NTS	Date: 17/08/2023
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