

Ecological Enhancement Strategy



Land off Wilbraham Road, Chorlton
24th November 2022

TG Report No. 14807_R03b_BP_HB



**Tyler
Grange**

Report No:	Date	Revision	Author	Checked
14807_R03a	23rd November 2022	a	Bethany Phythian BSc (Hons) QCIEEM	Joseph Dance BSc (Hons) MCIEEM

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Contents:

Summary	
Section 1: Introduction	1
Section 2: Mitigation and Enhancement Strategy	2
Section 3: Conclusion	6
References	

Appendices:

Appendix 1: Proposed Site Layout

Plans:

Plan 1: Bird and Bat box locations

Plan 2: Hedgehog and Invertebrate enhancements



Summary

- S.1. This Ecological Enhancement Strategy has been prepared by Tyler Grange Group Ltd. on behalf of Anwyll Homes ('the Applicant') in support of a full planning application at land off Wilbraham Road, Chorlton, Manchester ('the site').
- S.2. This report addresses the mitigation, compensation and enhancement measures identified within the EclA report carried out by Tyler Grange in 2022 (ref: **14807_R02c_EclA**).
- S.3. The ecological enhancement at this site includes: 10 bat boxes installed, 10 bird boxes installed, 6 invertebrate boxes, provision of hedgehog highways and brash piles across the site; within the housing area and the 'ecological enhancement area'.
- S.4. Further proposed ecological enhancement of habitats on-site is covered in the LEMP report (ref:**14807_R04a_LEMP**).



Section 1: Introduction

- 1.1. This Ecological Enhancement Strategy has been prepared by Tyler Grange Group Ltd. on behalf of Anwyl Homes ('the Applicant') in support of a full planning application at land off Wilbraham Road, Chorlton, Manchester ('the site').
- 1.2. The application site extends to approximately 2.22 hectares (ha) and comprises an irregular shaped parcel of land within the administrative boundary of Manchester City Council (Grid Reference – E 382643 / N 394254). The application site comprises two distinct parcels of land, as described below.
- 1.3. The part of the site identified for the proposed housing development comprises a roughly rectangular shaped parcel of land, which extends to 2 ha. 354 Wilbraham Road and its associated garage are the only existing buildings/structures within the site boundary. Access to the site is obtained from Wilbraham Road. The housing site is privately owned by GMYF and is secured on all boundaries by fencing and gates aside from 354 Wilbraham Road which is an occupied dwelling.
- 1.4. The part of the site identified for ecological enhancement comprises 0.22 ha. The ecological enhancement area is owned by the St Margaret's Centre.
- 1.5. The description of development is as follows: "Full planning application proposing the erection of a residential development (Use Class C3a), with associated infrastructure, including landscaping, ecological mitigation, drainage, car parking, access from Wilbraham Road, demolition of garage to the rear of 354 Wilbraham Road and other associated works." The Proposed Site Layout, see **Appendix 1**, details the proposed scheme.
- 1.6. This report addresses the mitigation, compensation and enhancement measures identified within the EcIA report carried out by Tyler Grange in 2022 (ref: **14807_R02c_EcIA**).



Section 2: Mitigation and Enhancement Strategy

- 2.1. The following sections outline the ecological enhancements recommended on-site. These enhancements are seen as suitable for the species that may be present on-site or in the surrounding area.

Bats

- 2.2. No night working / no light spill onto adjacent habitats such as mature trees, and dark corridors maintained through the site for bat foraging. The installation of 10 bat boxes around the site will provide further roosting opportunities for this species, detailed in **Table 2.1**. Details of locations are provided at **Plan 1: Bird and Bat Box Locations** at the end of this report.

Table 2.1 – Summary of proposed bat boxes

Species	Specification	Number
Variety of bat species	PRO UK Build-in WoodStone Bat Box , or suitable alternative depending on stock availability.  Image taken from NHBS website¹	10

- 2.3. The boxes will be integrated into the new development at a height of between 3 to 6 metres in an open sunny position (typically facing south), positioned away from any windows. Locations of the boxes should be placed away from any artificial light sources. The locations shown in drawing 14807_P06 are indicative only, with the final location being determined on the ground by a Suitably Qualified Ecologist (SQE).
- 2.4. The boxes will be oriented to east or south, in a sunny location; 6-8 hours of direct sunlight is preferable. The boxes should not require any maintenance or cleaning once installed.

Birds

- 2.5. Any vegetation clearance will take place outside the 'core' nesting bird season, or otherwise supervised by an ecologist. Bird nesting opportunities in the way of nest boxes will be installed into the fabric of the new buildings. A

¹ <https://www.nhbs.com>



total of six bird boxes are proposed, as shown in **Table 2.2**. Details of locations are provided at **Plan 1: Bird and Bat Box Locations** at the end of this report.

Table 2.2 – Summary of proposed bird boxes (Images taken from NHBS website).

Species	Specification	Number
Swift	Pro UK Rendered Build-In Swift Box ² , or suitable alternative depending on stock availability. 	4
Starling	Starling Box - Smooth Brick, or suitable alternative depending on stock availability. 	3
House Sparrow	Vivara Pro WoodStone House Sparrow Nest Box, or suitable alternative depending on stock availability. 	3

- 2.6. Swifts, Starlings and House Sparrows are colonial nesters, so boxes should be installed in relative proximity to each other, with at least 50 cm required between entrance holes. The Swift and Starling boxes are designed to be integrated into the cavity wall and rendered over, to leave the raised section around the entrance flush with the brickwork. The boxes will be positioned directly beneath the eaves of the proposed residential units, at a minimum height of 5 m. There should be a clear flight path from the entrance of each box, and the boxes should be positioned away from any

² <https://www.nhbs.com>



windows. The locations shown in **Plan 1: Bird and Bat Box Locations** are indicative only, with the final location being determined on the ground by a Suitably Qualified Ecologist (SQE).

- 2.7. The boxes will be oriented to face north or north-east, and away from prevailing weather. The boxes should not require any maintenance or cleaning once installed.

Lighting Strategy

- 2.8. The bat and bird boxes proposed at **Plan 1: Bird and Bat Box Locations** at the end of this report have been sensitively positioned with due regard given to the Lighting Impact Assessment and proposed lighting layout prepared by BWB Consulting to ensure that the areas chosen for the bat and bird boxes avoid direct illumination from the lighting installation proposed.

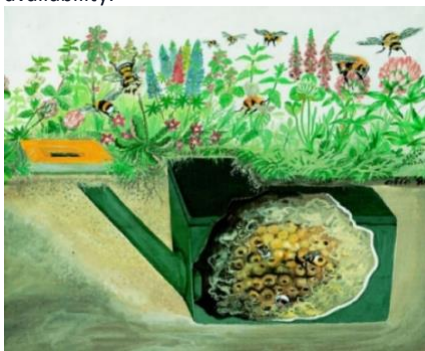
Hedgehogs

- 2.9. Vegetation will first be checked for hedgehogs before commencement of works at the site. The hedgehog highway and brash piles will be added to the areas specified at **Plan 2: Hedgehog and Invertebrate Enhancements** at the end of this report.

Invertebrates

- 2.10. Creation of insect 'shelters' amongst areas of grassland and installation of underground bee nest boxes amongst areas of grassland will be added to the areas specified at **Plan 2: Hedgehog and Invertebrate enhancements** at the end of this report.

Table 2.3 – Summary of proposed Invertebrate Boxes (Image taken from NHBS website)

Species	Specification	Number
Bee Nest Box	Schwegler Underground Bumble Bee Box, or suitable alternative depending on stock availability. 	3
Insect House	The Bug Mansion, or suitable alternative depending on stock availability.	3





Ecological Enhancement Area

- 2.11. The ecological enhancement area to the east of the housing land will be subject to a variety of enhancements, including the addition of invertebrate boxes located within suitable habitat, and enhancements to the existing habitats on site to benefit wildlife. The enhancements of the habitats on-site are covered in the LEMP report (ref: **14807_R04a_LEMP**).



Section 3: Conclusion

- 3.1. The enhancements and mitigation outlined in this report are seen as suitable for the local species that may be present on-site or in the surrounding area. With the adoption of this strategy, the site proposals will provide a benefit to a variety of local wildlife and therefore promote biodiversity in the local area.



Appendix 1: Proposed Site Layout





Proposed Colour Layout

Detailed Planning Application

Drawing Number - APD/AH158/PL01
Revision - E
Date - 13/10/2022
Scale/Sheet Size - 1:500/A1

URBAN
DESIGN
GROUP

ANWYL
thoughtful homes

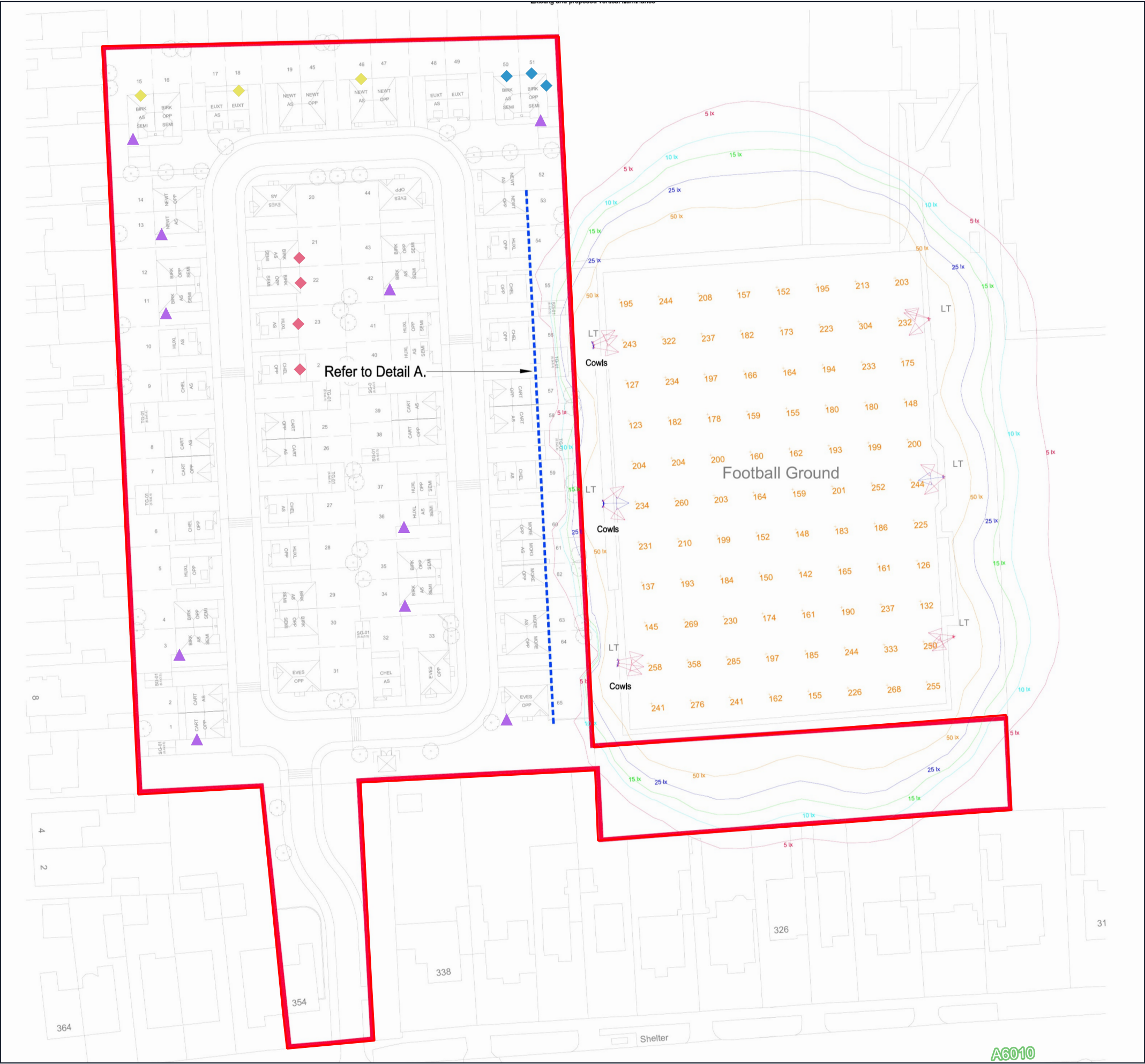


Plans:

Plan 1: Bird and Bat box locations

Plan 2: Hedgehog and Invertebrate enhancements





- Redline Boundary
- Bat box
- Starling nest box
- House Sparrow nest box
- Swift nest box



Project	Land off Wilbraham Road, Chorlton
Drawing Title	Bird and Bat box locations
Scale	As Shown (Approximate)
Drawing No.	14807/P06a
Date	November 2022
Checked	BP/JD



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- Redline Boundary
- Hedgehog highway
- Brash pile
- Invertebrate box



Project	Land off Wilbraham Road, Chorlton
Drawing Title	Hedgehog and Invertebrate enhancements
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An abstract collage on a dark blue background. A large yellow hexagon is the central focus. Surrounding it are various geometric shapes: a light blue pentagon, a purple arrow pointing down, a purple asterisk, a black hand icon, a black leaf, a black triangle, a black circle with white segments, and a black triangle with white dots. The text "Step into our world" is written in a bold, black, sans-serif font across the yellow hexagon.

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