



THE
ENVIRONMENT
PARTNERSHIP



ABRAHAM MOSS

GREATER MANCHESTER

BAT AND BIRD BOX SCHEME

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DRAWING

G9101.001A Bat and Bird Box Plan

1.0 Introduction

- 1.1 TEP was commissioned, in September 2021 by Laing O'Rourke, to prepare an ecological enhancement plan for both bats and birds for the site known as Abraham Moss, located in Greater Manchester (central grid ref: SD 84456 01660). A full planning application has been approved (ref: 125033/VO/2019) for the demolition of the current library and leisure centre, and the construction of a new library and leisure centre in its footprint.
- 1.2 Condition 21 of the decision notice states:

'Prior to the first use of the development hereby approved, details of the number, siting and appearance of 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 occupation of the development hereby approved and shall thereafter be retained and maintained in situ'.
- 1.3 This ecological enhancement plan is focused on the provision of suitable bat and bird boxes and will provide details on suitable siting, installation and information on designs/specifications of the boxes.
- 1.4 The building and trees on site were found to have Negligible suitability for roosting bats during the 2019 and 2020 assessments (TEP report ref: 7466.01.001). The trees on site also provide Negligible suitability for roosting bats, with no roosting opportunities identified. Nesting bird opportunities are limited to the dense scrub in the south of site and scattered trees. Nesting bird and bat boxes were recommended to enhance the opportunities for bats and birds on site. It is recommended that 2 bat boxes and 3 bird boxes are installed upon retained trees on the boundaries of site.

2.0 Bat Box Specifications

- 2.1 Bat boxes have been chosen to suit the assemblage of bats identified as present within the local area and will suit pipistrelle and crevice dwelling species.
- 2.2 Specifications of the two options for bat roost boxes to be used for installation on retained trees within the proposed development are provided below.

1FF Schwegler Bat Box or similar	
The Schwegler 1FF bat box is designed for bats to use as a summer roost or nursery site and is open at the bottom, allowing droppings to fall out, removing any maintenance requirement. The 1FF is manufactured from long-lasting Woodcrete, which is a blend of wood, concrete and clay which will not rot, leak, crack or warp, and will last for at least 20 - 25 years, making it suitable for long-term mitigation projects. Woodcrete is breathable and maintains a stable temperature inside the box and the 1FF is painted black to absorb warmth. To compensate for fluctuations in temperature in spring and autumn, the 1FF is provided with a roughened rear panel made of hard-wearing wood. Depending on their individual temperature requirements, the bats can choose between the cooler Woodcrete surface or the warmer wooden panel. The inner dimensions of the 1FF have a reducing width making it ideal for bat species which inhabit crevices such as pipistrelle and noctule bats. The 1FF bat box is best positioned at a height of between 3 to 6 metres. Please note that once bats have inhabited a roost, they may only be disturbed by licensed bat workers. Dimensions: Height 43cm x width 27cm x depth 14cm. Weight 9.5kg. Available for NHBS	

2F Schwegler Bat Box or similar	
The 2F bat box is ideal to provide a roosting space to common bat species. It has been designed as a summer roosting space for bats and has a simple entrance hole at the front. The 2F is manufactured from long-lasting Woodcrete and will last for at least 20 - 25 years. Woodcrete is breathable and maintains a stable temperature. It also provides a rough surface for bats to cling to and climb up. The 2F bat box can be sited on trees is best positioned at a height of between 3 to 6 metres in an open sunny position. Please note that once bats have inhabited a roost site they may only be disturbed by licensed bat workers. A replacement front panel is also available. Height 33 cm x diameter 16 cm. Weight: 4 kg. Available from NHBS	

3.0 Bird Box Specifications

- 3.1 Specifications of the starling nest boxes to be used for installation on retained trees within the proposed development are provided below. Two different styles of box have been included, both of which are acceptable.

Vivara Pro WoodStone Starling Nest Box	
This Starling Nest Box is manufactured from WoodStone, a mixture of concrete and FSC Certified wood fibres. This durable material is very resistant to rot while also providing increased thermal insulation and protection from predators. WoodStone is also breathable, ensuring that the nesting chamber maintains the optimum temperature and humidity levels. This nest box has a 45mm diameter entrance hole which makes it ideal for starlings. It should be sited on tree at a height of at least 2m using an aluminium nail or screw and wall plug (not included). Site near to vegetation if possible as this will provide additional protection and cover. Dimensions: Height: 385mm, Width: 220mm, Depth: 215mm, Weight: 7.4kg Available from NBHS.	

3.2 Specifications of the other types of nest boxes to be used for installation on retained trees within the proposed development are provided below.

Woodstone Nest Box	
A general purpose nest box from the professional Vivara Pro range, with a removable front panel. This box is also part of the WoodStone range of products that are manufactured from concrete and FSC wood fibers. The WoodStone material will not deteriorate over time and has a 10 year guarantee. In addition to this, the WoodStone material acts as an insulator, meaning that the temperature is consistent within the nest box, in comparison to the variable temperature change in a standard wooden nest box. These 28mm hole nest boxes will be used by Blue Tits Great Tits, Coal Tits and Tree Sparrows. Can be installed on buildings or trees. Available in both 28mm and 32mm entrance hole sizes. Dimensions: Available from NBHS.	

4.0 Siting of Bat and Bird Boxes

- 4.1 The bat and bird boxes should be sited in accordance with Drawing G9101.001A. Failure to do so may result in boxes being sited in sub-optimal positions that could lead to a lower take-up by bats and birds. Bird boxes should be sited with the hole facing between north and east and bat boxes should face between south and west. Proximity to suitable commuting and foraging habitat for bats and birds has also been considered during the siting process.
- 4.2 The siting of either bat or bird boxes must not conflict with door and/or window locations for health and safety reasons.
- 4.3 It is recommended that new bat and bird boxes are installed during autumn and winter to ensure they are ready for use the following breeding season.

Bat Boxes

- 4.4 Bat boxes must be installed at heights of between 3m and above. Bat boxes (for summer roosting) should be sited on south and west facing walls where no direct artificial light will shine on the box.
- 4.5 It must be ensured that there is unobstructed access for bats entering and leaving the bat box.

Bird Boxes

- 4.6 It must be ensured that there is unobstructed access for birds entering and leaving the bird box.
- 4.7 Bird boxes should be placed on north and east facing walls. In order to avoid the prevailing wind, no bird boxes should be sited on the western aspects.

Starling Boxes

- 4.8 Starling boxes should be installed at least 2.5m high on the tree it is to be installed on. Siting of multiple boxes close together provides opportunities for a colony to form.

Woodstone Nest Boxes

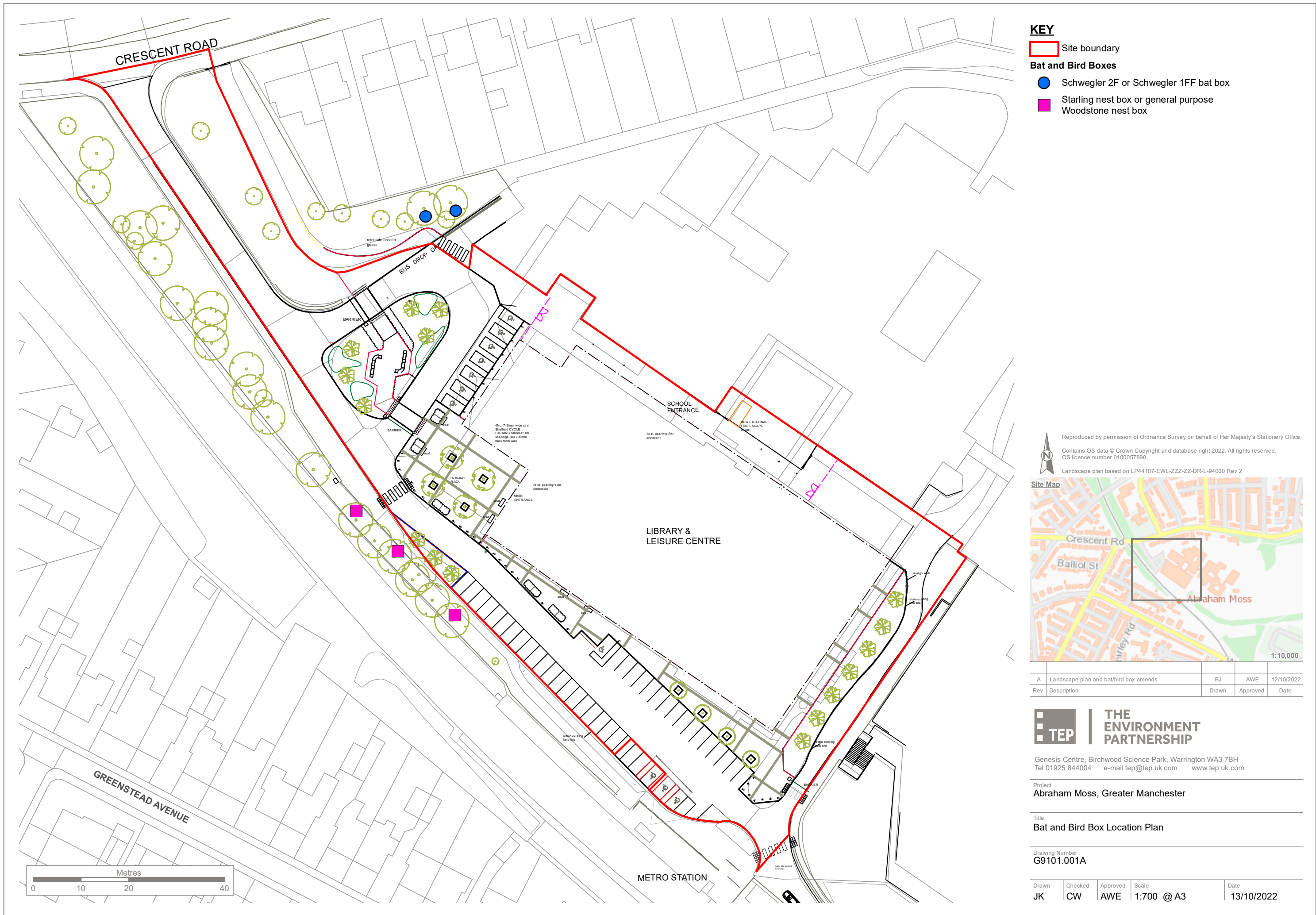
- 4.9 Woodstone nest boxes must be installed at a minimum height of 1.5m above the ground, on retained trees within the site, preferably constrained to the area shown in the plan G9101.001A.

Installation of Bat and Bird Boxes

- 4.10 All bat and bird boxes must be installed in line with the manufacturer's specifications to ensure no hazard is posed to occupants of the building or members of the public.

DRAWING

G9101.001A Bat and Bird Box Plan



KEY

Site boundary

Bat and Bird Boxes

- Schwegler 2F or Schwegler 1FF bat box
- Starling nest box or general purpose Woodstone nest box

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Landscape plan based on LP44107-EWL-ZZZ-ZZ-DR-L-94000 Rev 2



A	Landscape plan and bat/bird box amends	BJ	AWE	12/10/2022
Rev	Description	Drawn	Approved	Date



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Project
Abraham Moss, Greater Manchester

Title
Bat and Bird Box Location Plan

Drawing Number
G9101.001A

Drawn	Checked	Approved	Scale	Date
JK	CW	AWE	1:700 @ A3	13/10/2022



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