

Ms. Jessica Curran
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19th April 2022 (Revised: 21st June 2022)

Our Ref: RT-MME-157482 Rev A

Dear Jessica,

Addington New Cross Central, Addington Street, Manchester – Bat and Bird Box Strategy

In March 2022, DEX Construction Group Limited commissioned Middlemarch Environmental Ltd to produce a Bat and Bird Box Strategy for the Addington New Cross Central Development at Addington Street, Manchester.

On 17th January 2020, Manchester City Council granted planning permission for the erection of a six to nine storey residential building comprising 80 dwellings including nine townhouses and 71 apartments with residents' lounge, refuse, plant, new substation, cycle storage, internal landscaped courtyard and improvements to the adjacent footways on Marshall Street, Chadderton Street, Addington Street and Cross Keys Street and other associated works following removal of the existing car park (124888/FO/2019).

The Bat and Bird Box Strategy is required to discharge Planning Condition 25, which is as follows:

“Condition 25: Prior to the first occupation of the development hereby approved, details of the number, siting and appearance 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.”

An ecological walkover was undertaken at this site in March 2019 (Report: RT-MME-130522-RevA). At the time of this assessment, the Addington Street site was used as a surfaced car park, with an electricity substation and an advertising board located at the site's periphery. As of April 2022, it is understood that the development proposals will involve the construction of a six to nine storey residential building (Use Class C3) comprising 80 no. dwellings with associated hard and soft landscaping, including an internal landscaped courtyard.

In order to enhance the site for wildlife, it is proposed that a number of bat and bird boxes be installed at the site. It is understood that a purpose-built bat and bird box wall will be installed on the roof of the building. The wall should be at least 2 m in height and each of the recommended boxes should be positioned at least 1.5 m apart. Providing that the wall be installed along the edge of the roof (as per drawing C157482-01 Rev A), the black redstart box could be positioned lower (i.e. at approximately 1 m in height). Drawing number C157482-01 illustrates the proposed locations of the wildlife features.

Bats

The provision of bat boxes will provide roosting opportunities for soprano pipistrelle *Pipistrellus pygmaeus* (a Species of Principal Importance) and other crevice dwelling bat species. The following box will be used at the site:

- Three no. 2F Schwegler Bat Box – This bat box is suitable for species which are most commonly found roosting in buildings in the UK, such as pipistrelle bats.

** If there are issues with stock availability, then suitable alternatives will be used.*

These bat boxes should be installed on the purpose-built bat and bird box wall. Temperature is known to be the major factor influencing successful uptake of artificial roost by bats. As such, it is important that the bat boxes be located where they will receive the maximum amount of sunlight. Within the UK, bat boxes should be installed on south, south-east or south-west elevations. It is recommended that the boxes be installed on south-east elevation of the purpose built bat and bird box wall, at a minimum height of 2 m above roof level, but higher if possible. Any lighting of the roof area should be in strict adherence to the following specifications:

- No lighting should be installed directly upon the purpose-built bat wall;
- Use modern LED fittings rather than metal halide or sodium fittings, as modern LEDs emit negligible UV radiation;
- Use directional lighting to reduce light spill, e.g. by installing bespoke fittings or using hoods or shields;
- Implement controls to ensure lighting is only active when needed, e.g. via the use of timers or motion sensors; and
- For internal lights, recessed light fittings cause significantly less glare than pendant type fittings. The use of low-glare glass may also be appropriate where internal lighting has the potential to influence the roof terraces.

Drawing C157482-01 illustrates the proposed locations of the bat boxes; the exact locations will be agreed with a suitably experienced ecologist when the features are to be installed.

Birds

The provision of bird boxes will provide suitable nesting opportunities for crevice dwelling bird species such as house sparrow *Passer domesticus* (a Species of Principal Importance) and black redstart *Phoenicurus ochruros* (listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended)), as well as tit species. The following box designs will be used at the site:

- 1 no. Schwegler 1SP* Sparrow Terrace (suitable for house sparrow);
- 1 no. Schwegler 2HW* Nest Box OR WoodStone Build-in Open Nest Box (suitable for black redstart); and,
- 1 no. Schwegler 1B* 32 mm entrance Nest Box

** If there are issues with stock availability, then suitable alternatives will be used.*

Where possible, bird boxes should be installed between the north and east, avoiding strong sunlight and the wettest winds. Boxes should be installed on the brickwork at a minimum height of 2 m. It is worth noting that the 1SP Schwegler Sparrow Terrace can also be installed on or within the purpose-built bat and bird box wall. The best time to put up bird boxes is in late winter and early spring, giving the birds plenty of time to get used to them before nesting begins.

Drawing C157482-01 illustrates the proposed locations of the bird boxes; the exact locations will be agreed with a suitably experienced ecologist when the features are to be installed.

Maintenance

Woodcrete boxes are constructed from a mixture of wood sawdust, concrete and clay. They are breathable and have stable temperatures due to their insulating properties. They are waterproof and rot proof with a life expectancy of 25 years without any maintenance requirements (i.e. weatherproofing which is required on wooden boxes).

All boxes should be checked for integrity annually during the construction and aftercare period and repaired or replaced as required. Bird boxes should be emptied of remnant nesting material each winter if possible.

I trust this report meets your requirements but if you have any queries please do not hesitate to contact us. I would like to take this opportunity to thank you for involving Middlemarch Environmental Ltd in this project.

Yours sincerely,

For and On Behalf of Middlemarch Environmental Ltd.

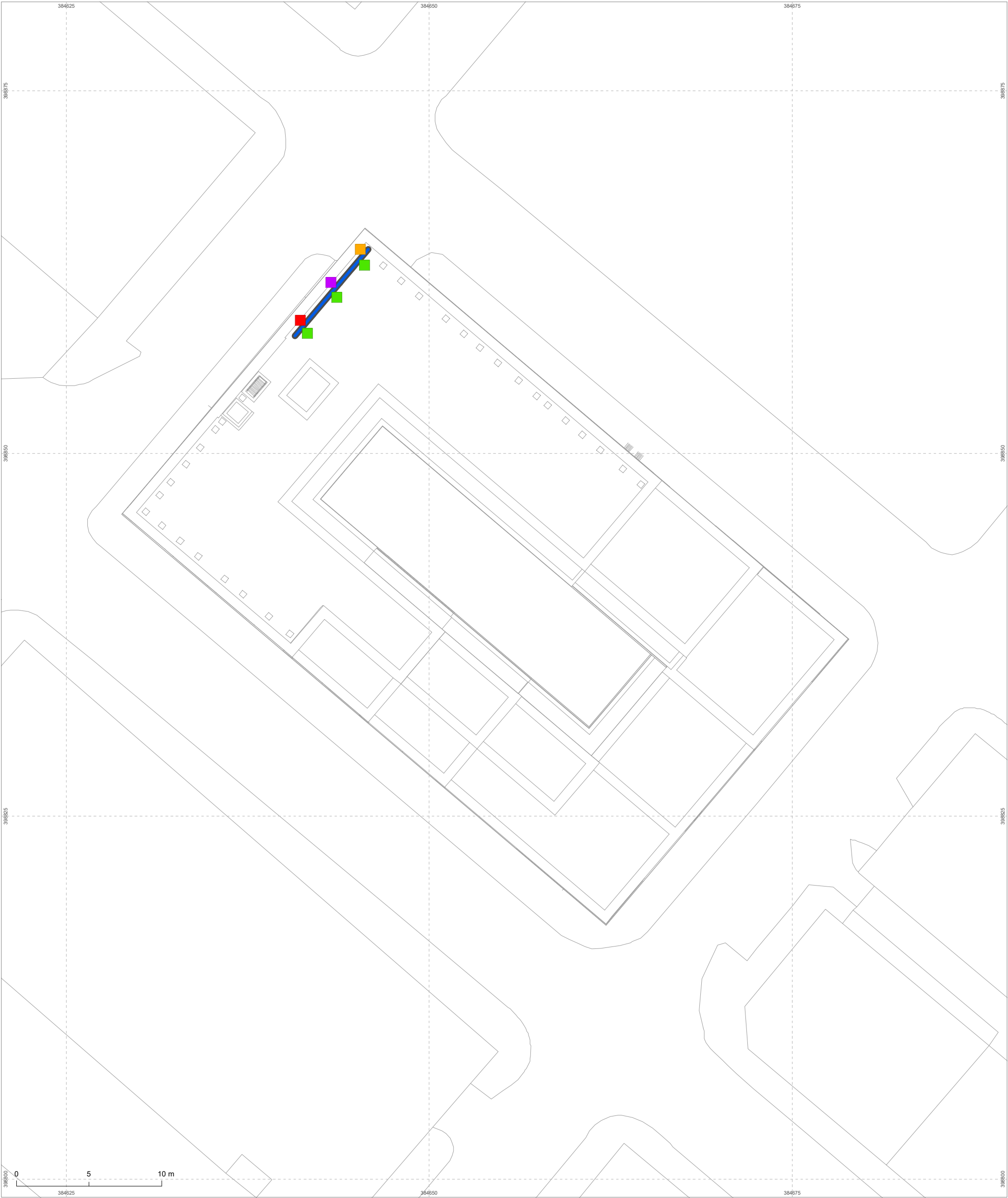


Charlotte Richardson MSc
Senior Ecological Consultant

Checked By: Susan Sweetman MSc, MCIEEM
Principal Ecological Consultant

Drawing C157482-01 Rev A

Bat and Bird Box Strategy



- Legend**
- 1 x Schwegler 1B 32 mm entrance nest box
 - 1 x Schwegler 1SP sparrow terrace
 - 1 x Schwegler 2HW nest box or WoodStone build-in open nest box
 - 3 x 2F Schwegler bat box
 - Purpose built wall for bat and bird boxes

Project Addington New Cross Central, Manchester	
Drawing Bat and Bird Box Strategy	
Client DEX Construction Group Limited	
Drawing Number C157482-01-RevA	Revision Rev A
Scale @ A3 1:250	Date June 2022
Approved By CR	Drawn By GT
 MIDDLEMARCH	
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