



Collyhurst Village

Manchester

Biodiversity Enhancement and Management Plan

Prepared For: DEX Construction

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Version 2.0

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Drawing 1: Bat and Bird Box Plan (Ref: G11584.002A)

1.0 Introduction

- 1.1 The Environment Partnership (TEP) Ltd was commissioned by DEX Construction in February 2026 to produce a bat and bird box habitat mitigation scheme to be implemented into a detailed planting plan for proposed works at Collyhurst Village (hereafter referred to as 'the site').
- 1.2 A reserved matters planning permission (Ref 130514/VO/2021) has been granted to allow development of the scheme. This bat and bird box plan is to discharge Condition 28 which reads as follows:
 - 1.3 *"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."*
- 1.4 This ecological enhancement plan is therefore focused on the provision of suitable bat and bird boxes. The plan will provide details on the designs/specifications of the bat and bird boxes, as well as suitable locations for their installation within the site.
- 1.5 The bat and bird box specifications for the mitigation scheme have been informed by the species assemblages present at the site, following a review of a previous TEP report for a separate section within the development (Ref: 10519.001).
- 1.6 The site is roughly rectangular in shape, covering 0.46 ha, and is bounded by Whitley Road to the north, Winscombe Drive to the south and Kingsfold Avenue to the west. A hardstanding play area lies to the southwest, with residential development surrounding the wider area. The site's central grid reference is SJ 85383 99716. A site location plan is provided in Figure 1.

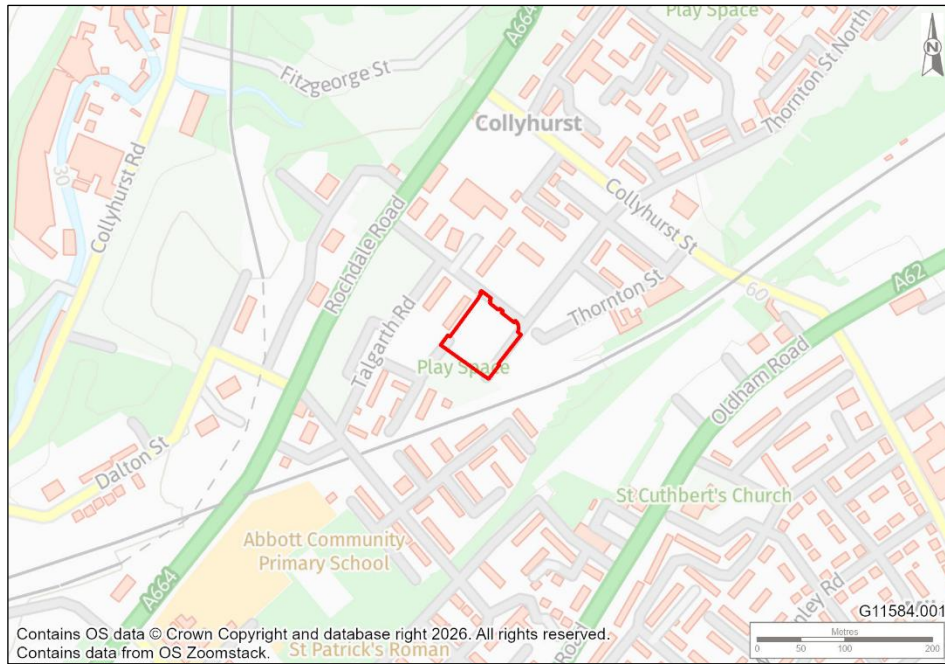


Figure 1: Site location and local context

2.0 Mitigation and Enhancement Strategy

- 2.1 Bat and bird boxes provide artificial roost sites in areas where the habitat otherwise provides limited roosting opportunities. Bat and bird boxes incorporated into the design will increase the site's ecological value by providing roosting opportunities for bats and will increase the availability of nesting sites for birds which commonly use artificial boxes.
- 2.2 Appropriate siting of the boxes is important to increase the likelihood of uptake and make them more attractive to bats and birds; further details are provided below.
- 2.3 Bat and bird box types are also recommended below; however, similar products are likely to be available from alternative suppliers.

Bat Boxes

- 2.4 In total, six bat boxes will be incorporated into the scheme design on the proposed buildings to enhance bat roosting opportunities within the site. The bat boxes will be installed on south-east and south-west aspects of the buildings. The proposed positions of the bat boxes are shown in Drawing G11584.002A.
- 2.5 The bat box specification is as follows:
- 1FQ Schwegler Bat Roost Box x 6

Bird Boxes

- 2.6 In total, eight bird boxes will be incorporated into the scheme design on the proposed buildings to increase bird nesting opportunities within the site. The bird boxes will be installed on north-west aspects of the buildings. The proposed positions of the bird boxes are shown in Drawing G11584.002A.
- 2.7 The bird box specifications are as follows:
- Vivara Pro Seville 32mm WoodStone Nest Box x 4
 - Woodstone Swift façade nest box x 4

Siting and Installation of Bat and Bird Boxes

- 2.8 The bat and bird boxes should be sited in accordance with the attached Drawing G11584.002A. Failure to do so may result in boxes being sited in sub-optimal positions that could lead to lower take-up by bats and birds.
- 2.9 Proximity to suitable commuting and foraging habitat for bats and birds has also been considered during the siting process.

- 2.10 It must be ensured that there is unobstructed access for bats and birds entering and leaving the boxes.
- 2.11 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, although it is possible to install them at any time of year. Many birds will enter nest boxes during the autumn and winter, looking for a suitable place to roost or feed. They often use the same boxes for nesting the following spring.
- 2.12 All bat and bird boxes must be installed in line with manufacturer specifications to ensure no hazard is posed to members of the public.
- 2.13 Should the recommended bird/bat boxes not be available, similar products are likely to be available from alternative suppliers. Any substitutions should be agreed with the Local Planning Authority (LPA).
- 2.14 Should the existing buildings in Drawing G11584.002A not be suitable for installation of any boxes, an ecologist must be consulted, and an alternative location may be used, or it must be substituted for an alternative bat or bird box as described above.

Maintenance

- 2.15 Bat boxes do not typically require any maintenance; however, occasional checks may be required to assess structural integrity. Bat boxes can only be inspected by appropriately licensed ecologists.
- 2.16 Bird boxes should be cleaned out of old nesting material during the October to January period. Nest boxes used by swifts do not require the cleaning and maintenance required by some other species. However, every few years check the fixings remain secure and for signs of possible decay.

3.0 Bat Box Specifications

- 3.1 Specifications of the bat box types recommended for installing on site are provided within Table 1 below.

Table 1: Recommended bat box specifications

Box Specification	Photograph
1FQ Schwegler Bat Roost Box The 1FQ Bat Roost is suitable for all types of bats which inhabit buildings. The shape and design make it equally attractive to bats as a roost or nursery. The box should be positioned a minimum of three metres above the ground and where there is a clear flight path for bats entering and leaving. Avoid siting under artificial lights. Dimensions: 35 x 9 x 60 cm (L x W x H)	

4.0 Bird Box Specifications

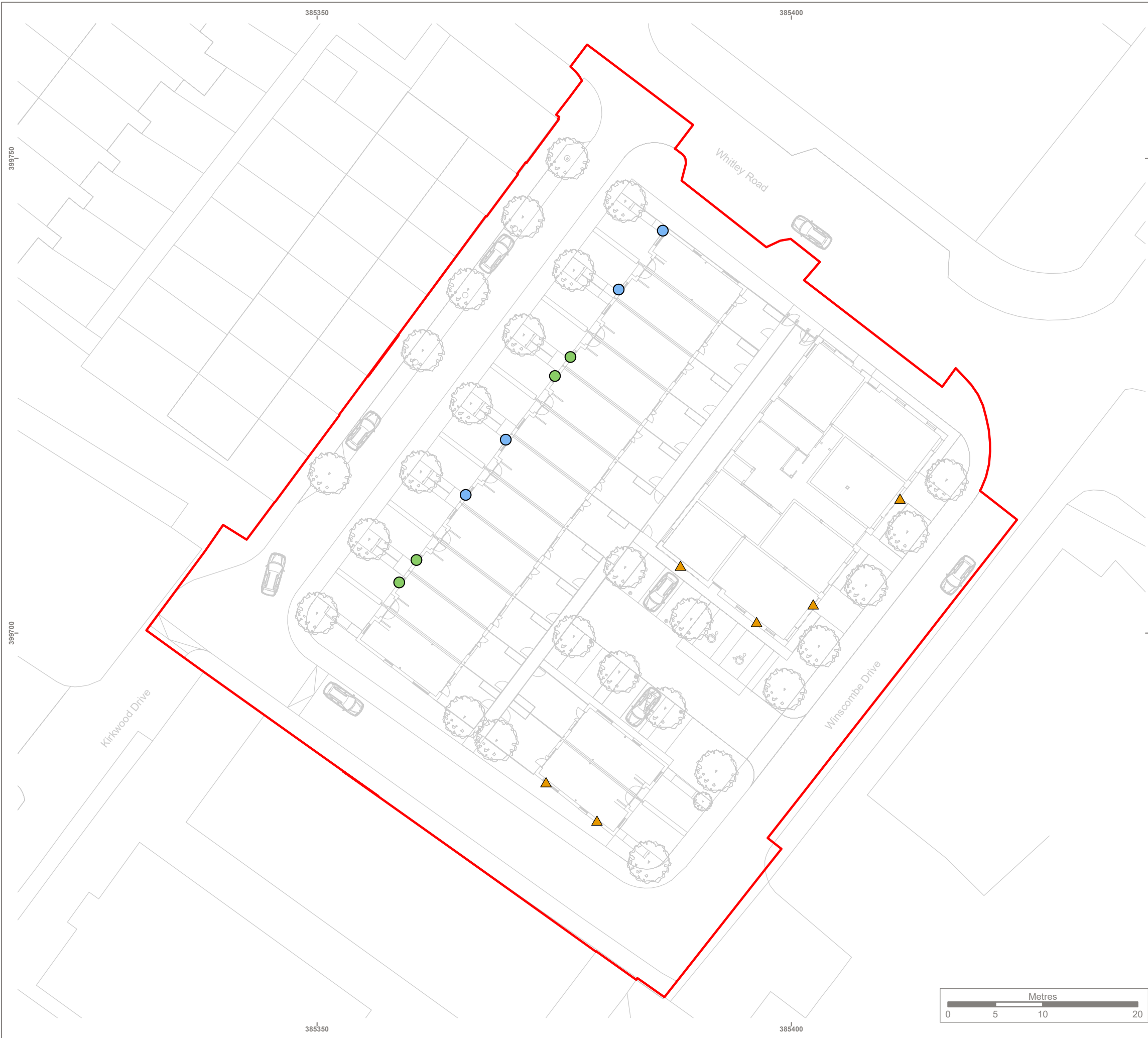
- 4.1 Specifications of the bird box types recommended for installing on site are provided within Table 2 below.

Table 2: Recommended bird box specifications

Box Specification	Photograph
Vivara Pro Seville 32mm WoodStone Nest Box The Vivara Pro Seville WoodStone Nest Box caters for cavity nesting birds and is suitable for blue tits, tree sparrows, house sparrows, great tits, crested tits, nuthatches, coal tits and pied flycatchers. The nest box should be installed between 1.5m and 3m high (although should be sited higher if the area has a particularly high cat population) ensuring that there is unobstructed access for birds entering and leaving. Dimensions: 30.5 x 21 x 19 cm (H x W x D)	
Woodstone Swift façade nest box The WoodStone Swift Nest Box is specifically designed for swifts with the nest entrance on the underside of the box. This type of entrance discourages house sparrows and starlings from occupying the box. The nest box should be installed at least five metres above the ground, ensuring that there is unobstructed access for birds entering and leaving. If possible, boxes should be sited under the shelter of eaves or overhanging roofs. Dimensions: 27 x 44 x 27 cm (H x W x D)	

Drawings

Drawing 1: Bat and Bird Box Plan (Ref: G11584.002A)



KEY

Site boundary

Bat Boxes

1FQ Schwegler Bat Roost Box

Bird Boxes

Vivara Pro Seville 32mm WoodStone Nest Box

Woodstone Swift Facade Nest Box

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Proposed development 'CH01-BUT-00-00-DR-A-(04)806_South Collyhurst Plot Numbers_T3_For Informat' provided by the client.



A	Change in Bat and Bird Box locations	MW	LM	19/02/2026
Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

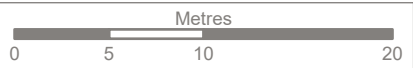
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