

Biodiversity Enhancement Plan
141938/FO/2025

Client: Mr O Fiaz

401 Wilbraham Road, Chorlton.

(F138 - 1)

FIELDODOLOGY WORKS



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REPORT CONTROL SHEET

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Legislative and Planning Policy Context

Legislative Framework

Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:

- The Wildlife and Countryside Act 1981 (as amended);
- The Badger Protection Act 1992;
- The Conservation of Habitats and Species Regulations 2010;
- The Countryside Rights of Way Act 2000;
- The Natural Environment and Rural Communities (NERC) Act 2006; and
- The Hedgerow Regulations 1997

Where relevant, the ecological assessment takes account of the legislative protection afforded to specific habitats and species where applicable.

Planning Policy

National Planning Policy Framework – Conserving and Enhancing the Natural Environment

The National Planning Policy Framework (NPPF), published by the government in March 2012 (and replaces Planning Policy Statement 9 (PPS9)) outlines the Government's commitment to the conservation of wildlife and natural features. Policies set out in NPPF are taken into account by regional planning bodies in the preparation of regional spatial strategies, and by local planning authorities in the preparation of local development documents. They may also be material to decisions on individual planning applications. The NPPF states that the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils; • recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Local planning authorities should set criteria-based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider. To minimise impacts on biodiversity and geodiversity, planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;
- aim to prevent harm to geological conservation interests; and where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- the following wildlife sites should be given the same protection as European sites:
 - potential Special Protection Areas and possible Special Areas of Conservation;
 - listed or proposed Ramsar sites; and
 - sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

The Natural Environment and Rural Communities Act 2006

Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 places a duty on the Secretary of State to publish, review and revise lists of living organisms and types of habitats in England that are of principal importance for the purpose of conserving English biodiversity. It also requires the Secretary of State to take, and promote the taking of, steps to further the conservation of the listed organisms and habitats. The current list of species and habitats is largely the same as those listed with the UK Biodiversity Action Plan and includes all reptile species, the hedgehog and a number of bat and bird species.

Background to activity/development

This Biodiversity Enhancement Plan (BEP) has been prepared by Julie Wickington at the request of LMP Architects on behalf of their client Mr O Fiaz. Planning consent has been obtained from Manchester City Council for the erection of a two storey residential dwelling house (with living accommodation in the roof space) together with the erection of a single storey rear outbuilding with associated car parking and landscaping following the demolition of the existing dwelling house (Planning Ref: 141938/FO/2025). Condition 7 of the consent states that:

7) Above grounds works shall not commence until details of the biodiversity enhancements referenced in the Preliminary Ecological Appraisal (Echo Calls Bat Surveys), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policy EN15 of the Manchester Core Strategy.

Fieldology Works Ltd was commissioned in September 2025 to prepare the BEP to satisfy this condition.

Site description

The targeted site was a large, detached dwelling, included an integral garage and entrance porch, and an attached WC extension, together with a nearby dilapidated wooden shed, all positioned within a large area of garden, vehicle parking areas, and with a broad driveway, connecting the site to the nearby Wilbraham Road, in the Chorlton area of Manchester. The land containing the targeted building from now on is referred to as the “site”, at OS grid reference: SJ 82869 94069. The site consisted of the dwelling, with large areas of garden containing some small trees and shrubs and where possible all of these were currently surveyed.

Proposed Works

Planning consent has been obtained from Manchester City Council for the erection of a two-storey residential dwelling house (with living accommodation in the roof space) together with the erection of a single storey rear outbuilding with associated car parking and landscaping following the demolition of the existing dwelling house (Planning Ref: 141938/FO/2025).

Mitigation and Compensation Measures

Referring to the Preliminary Ecological Appraisal (Echo Calls Bat Surveys dated 28th February 2025). The biodiversity enhancements are as follows:

Proposed locations for biodiversity enhancements

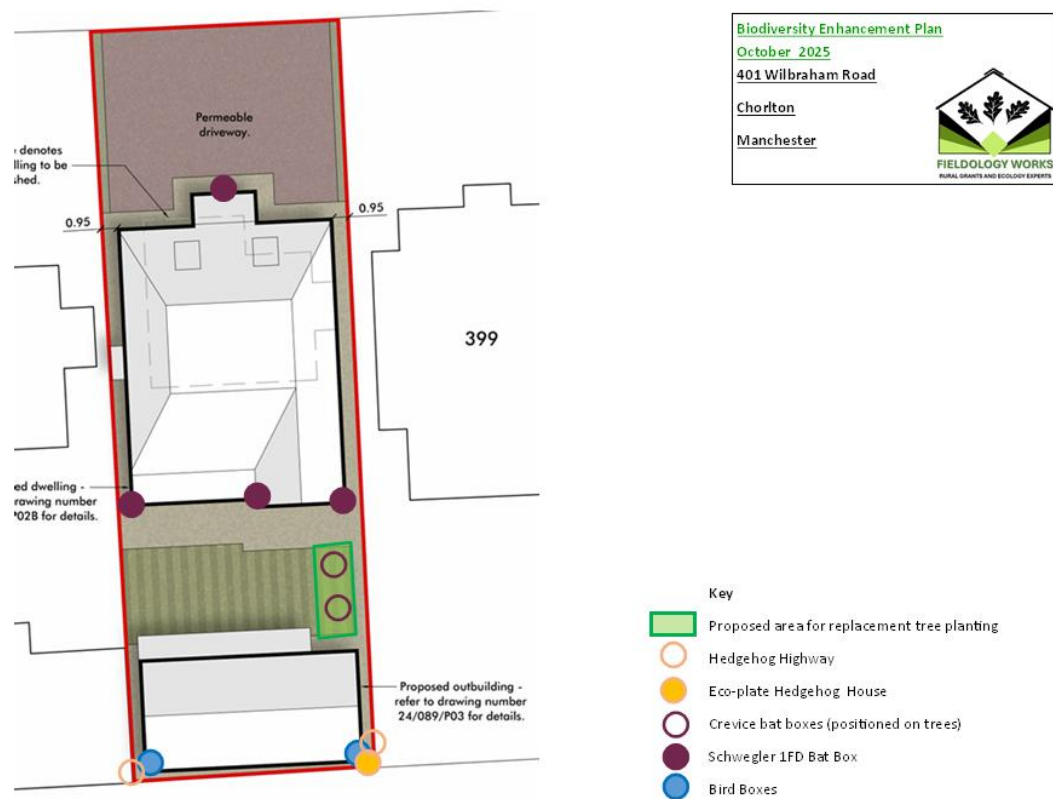


Figure 1: Location of biodiversity enhancement measures.

Birds

5.8 It is also recommended that some wooden nest boxes are to be erected around the shrubbery and vegetation around the site, with some attached to various parts of all suitable buildings. These are to be erected to mitigate for potential loss of any unidentified nesting opportunities not found during the survey, and after the development. These will be a mixture of open fronted and hole fronted boxes, and are to encourage and enhance future colonisation and nesting by all bird species within the site and to enhance further biodiversity gains within the site, (refer to Appendix 8 for details). *These will be installed after completion of the building works*

- Demolition of the buildings will not be carried out between April and September unless it can be proved that breeding birds and their young are absent when destructive works commence. Consequently, an inspection of the building will be carried out by an ecologist prior to work commencing during this period to assess the status of any nesting sites. If nesting birds are observed when a qualified ecologist is not present, work will stop and they will be contacted for advice.
- Two bird nesting boxes for passerine (wood/garden) species (2h and 1B Schwegler) will be installed on the north-facing sides of trees to the south of the site.
- The bird boxes described above includes provision for Robins, Black Redstart, Spotted Flycatcher and Wren).



Figure 2: Enhancement for Nesting Birds

Maintenance

After the end of each breeding season, all nest boxes should be taken down, old nesting materials removed, and the box should be scalded with boiling water to kill any parasites. Do not use insecticides or flea-powders – boiling water is adequate. Annual cleaning should only be carried out at the end of the breeding season, from late September to February.

Under the terms of the Wildlife and Countryside Act 1981, if abandoned or unsuccessful eggs are found in the box, they can only legally be removed from September to January inclusive, and they must be destroyed – it is illegal to keep them. Only remove eggs during this window and if you are absolutely sure they have been abandoned.



<https://www.warwickshirewildlifetrust.org.uk/actions/how-clean-nestboxes-and-bird-feeders?>

Bats

5.8 Installation of some Schwegler 1FD bat boxes. *These will be attached to the planned and modified buildings after completion of the building works, and these are placed as close to the eaves, or a gable apex as possible. Others are to be erected upon the trees around the site, and all of these should be at least 4 metres off the ground, and positioned away from windows or doors, and any climbing plants, to keep the inhabitants of the boxes safe from predators, and disturbance. Also, it is recommended that these measures are implemented to maximise the opportunities for wildlife at the site and obtain a nett gain in biodiversity,*

BAT BOXES

Schwegler 1FD Bat Box – 7 number and these are placed as close to the eaves, or a gable apex as possible.

Suitable for small bats such as the Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Daubenton's Bat (*Myotis daubentonii*) and Common Long-eared bat (*Plecotus auritus*). This Schwegler 1FD bat box has been developed specifically for smaller bats. The interior and the type and size of the entrance hole match the requirements of smaller species. It features a special layout inside the domed roof, an increased interior height, and two grooved internal wooden front panels with precise spacing between them.

These boxes are to be erected as recommended by the Bat Conservation Trust guidelines which state that:

- Ideally, erect the boxes facing so they face in different directions, to provide a range of temperature conditions. For example, boxes facing from south-east to south-west allow the sun to fall on each box for part of the day. During very hot days a south-facing box may overheat, but the other boxes should have some shade during the day.
- Bat boxes should be located close to a linear vegetation feature such as a tree line or hedgerow or to lines of buildings. Some bat species use these features for navigation between their roosting site and feeding ground and to avoid flying in open and exposed areas.
- Boxes should be erected at a height of approximately 4m above ground level.



Crevise Bat Box - 2 number installed on existing trees that meet the criteria as stated above (erected to larger trees located along the edges of the site, least 4 metres off the ground, and positioned away from windows or doors, and any climbing plants to keep the inhabitants of the boxes safe from predators, and disturbance).

Suitable for crevice-dwelling bat species, like pipistrelles, Brandt's bat, and whiskered bats, which prefer roosting in small, hidden gaps in buildings and natural environments. A "Kent twin type crevice" refers to a type of bat box designed to mimic natural tree crevices, providing a roosting space with two parallel internal voids for crevice-dwelling bats, such as pipistrelles. These boxes feature two narrow crevices, often with an internal connection to allow bats to move between them. They are typically made from rough-sawn wood for grip, with a lighter internal finish for easy inspection of bats and droppings, and are suitable for mounting on trees or buildings. Therefore, the following will be provided (see Figure 3):

- **Dual crevices:** The defining feature is two narrow, parallel internal spaces for bats to roost.
- **Internal connection:** Bats can move between the two crevices.
- **Natural materials:** Usually made from rough-sawn wood to provide good grip for bats.
- **Good for specific bats:** The narrow crevices are ideal for species like pipistrelles.
- **Easy to check:** A lighter internal finish helps to spot bats, droppings, and rub marks.
- **Self-cleaning:** Droppings simply fall out of the bottom of the box.
- **Versatile mounting:** Can be attached securely to both trees and building

Ensure that tree branches or other items will not impede the bats' approach to the box – clear away underneath the box so the bats can land easily before crawling into the box.



Figure 3: Bark Boxes

Maintenance

When & How to Inspect/Clean (Winter)

- Timing: Late autumn or winter, after bats have left for hibernation but before they return in spring (check for early arrivals).
- Safety: Never handle bats – if seen leave alone and return when they have left for hibernation.
- Cleaning: Gently sweep or use a long pole to remove old guano (droppings) and debris from chambers.
- Pest Control: Remove wasp nests if present.
- Vegetation: Trim any plants blocking the entrance or shading the box too much (unless intentional for warmth).

Repairs & Treatments (Winter/Before Installation)

- Seal Gaps: Use exterior caulk or sealant to fix broken seams or gaps, keeping it waterproof and draft-free.
- Secure: Tighten loose screws or nails, or replace fixings.
- Woodpeckers: Repair holes from woodpeckers with plywood.
- Painting/Staining (Exterior Only): Use water-based, animal-friendly paint/stain in a dark colour for warmth (lighter in hot climates). Leave the landing board natural.

Key Considerations

- Self-Cleaning Boxes: Some designs allow droppings to fall out, reducing cleaning needs.
- Temperature: Manage vegetation to allow sunlight for warmth, but avoid overheating; light colours reflect heat, dark colours absorb it.
- Documentation: Report usage or issues to local bat group

Hedgehogs

5.13 It is also recommended that at least one Eco-plate Hedgehog Box should be positioned in the site, in an appropriate location close to the southern site boundary, to maximise the opportunities for hedgehog within the site, (refer to Appendix 9 for details). *These will be installed after completion of the building works*

5.14 Close boarded fences with concrete bases are barriers to animal movement, and It is recommended, that any new perimeter fences along the boundaries are not to be sealed at their bases. Where possible, hedgerows are to be used instead, with timber post and wire fencing also serving to enforce boundary lines, without prohibiting wildlife movements. If any boarded or concrete fences are required, it is recommended that there is a 13 cm square gap between the wood and the ground, (greater in some locations. and less in others is not a problem), or if this is not possible, then “hedgehog highways” are to be placed within the overall boundary at regular intervals so that wildlife such as hedgehog and amphibians, can pass into and out of the garden, (refer to Appendix 10 for details).

Eco-plate Hedgehog House

The hedgehog box was designed on collaboration with the Egelstichting (the Dutch Hedgehog Protection Society). This box is made of Eco-plate, a material similar in density to plywood, but produced from recycled plastics.

This environmentally friendly material is weather resistant and very durable. The entrance tunnel is hidden inside the house to make it more difficult for predators to reach the hedgehogs inside the house.

To make it habitable, part-fill the nest chamber with dried leaves. Place the box in a secluded corner and cover with soil or leaves to boost the chances of the box being used.

It would give hedgehogs daytime shelter between April and October, and will also allow them the space to hibernate during harsh winter months between November and mid-March. The lid can be easily removed for cleaning, however, do not disturb the box whilst it is occupied.

Eco-plate Hedgehog House



Eco-plate Hedgehog House



Specifications			
Width (cm)	Height (cm)	Length (cm)	Tunnel Length (cm)
60	35	46	36

Maintenance

The best time to clean your hedgehog boxes is normally in April.

- Check your hedgehog box is empty - You can place a little hay or a twig in the entrance to the hedgehog house. If it is moved, you know something is using it. To know for sure if it is a hedgehog, use a night camera. If you aren't sure, be very gentle when moving the box and open the lid to take a little peak, being very careful not to disturb any hedgehogs that may be inside. Make sure you wear thick gloves whilst cleaning the hedgehog box.
- Remove the current contents of the hedgehog box.
- Clean out any loose material from the inside.
- Clean the hedgehog house with boiling water. This will kill any parasites and bacteria. Many cleaning products (including Dettol) are toxic to hedgehogs (and other creatures). If you need to use anything else, I would only recommend a veterinary approved or pet-safe rabbit hutch cleaner which is non-toxic.
- Dry the hedgehog box thoroughly.
- Replace the contents of the hedgehog box with dust extracted barley straw. Hedgehogs will add leaves and other materials to the nest. Don't use newspaper or hay in the hedgehog box because this can go soggy and mouldy.
- Place your hedgehog box back under cover. If your box has not been used in its previous location, it may be worth considering relocating it. How the box is sited is crucial for the chances of it being used by a hedgehog.



The hedgehog box in a quiet, sheltered area of the garden with the entrance facing towards the fence to provide extra protection from rain and predators

Hedgehog Highway

Why do hedgehogs need holes in fences?

Hedgehogs travel around one mile every night through our parks and gardens in their quest to find enough food and a mate.

One of the main reasons hedgehogs are struggling in Britain is because our fences and walls are becoming more and more secure, reducing the amount of land available to them. We can make their life a little easier by removing the barriers within our control hedgehogs can travel 2km (one mile) in a single night as they search for food and shelter, but sadly our garden fences and walls limit their movement.

Making small 13cm hedgehog highways through fences and walls, would allow hedgehogs to safely pass through into our gardens, and are a vital way to safeguard the future of the species.

Hedgehog Highways

A 13cm by 13cm square hole is sufficient for any hedgehog to pass through, no matter what the wall or fence is made from. This will be too small for pets and dogs to pass through to pursue hedgehogs



- Remove a brick from the bottom of the wall.
- Cut a small hole in your fence if there are no gaps.
- Dig a channel underneath your wall, fence or gate, to obtain enough depth.



- A 13 cm diameter circular hole through brickwork creates a tunnel.
- Similarly, a 13cm diameter drain pipe would suffice through vertical fencing.

If you are feeling particularly ambitious then the ideal option would be to swap your walls and fences for hedges. This would provide shelter, food and a route into an out of your garden, not to mention the benefits it would bring to other wildlife such as birds and bees.

Label your Hedgehog Highway

A “hedgehog Highway” label cut from recycled plastic, can be pinned above your hedgehog hole to ensure it is not blocked by anyone accidentally.



Tree Planting

5.16 To enhance the site's value for wildlife, it is recommended that trees be planted to replace any felled trees, and this is planned as part of the development, and that the trees used for re planting are British native trees as far as is possible. These trees are more likely to attract insects and are therefore beneficial to foraging bats and other wildlife. Suitable species include: Hawthorn, Rowan, Wild Cherry, Guelder Rose and Crab Apple. These have been chosen for their attractive blossom and fruits. Oak, Ash and Willow species are recommended away from buildings and drains. *These will be planted in the first growing season after completion of the building works*

An area for the potential replacement tree planting is shown in Figure 4 the trees to be spaced in the garden at least 2.5m apart.

Trees to be planted are to be bare root-balled and range in these sizes: under 45 cms and 45 – 60 cms. For tree planting within soft landscaped areas a pit of 1m x 1m x 0.5m (minimum 0.5m depth or equivalent to root ball depth) shall be excavated. Pits must be completely dug out with the soil broken up. Excavated topsoil should be mixed with a minimum of 50 litres of compost per pit before being backfilled, see figure 2 for an example tree pit arrangement for soft landscape.

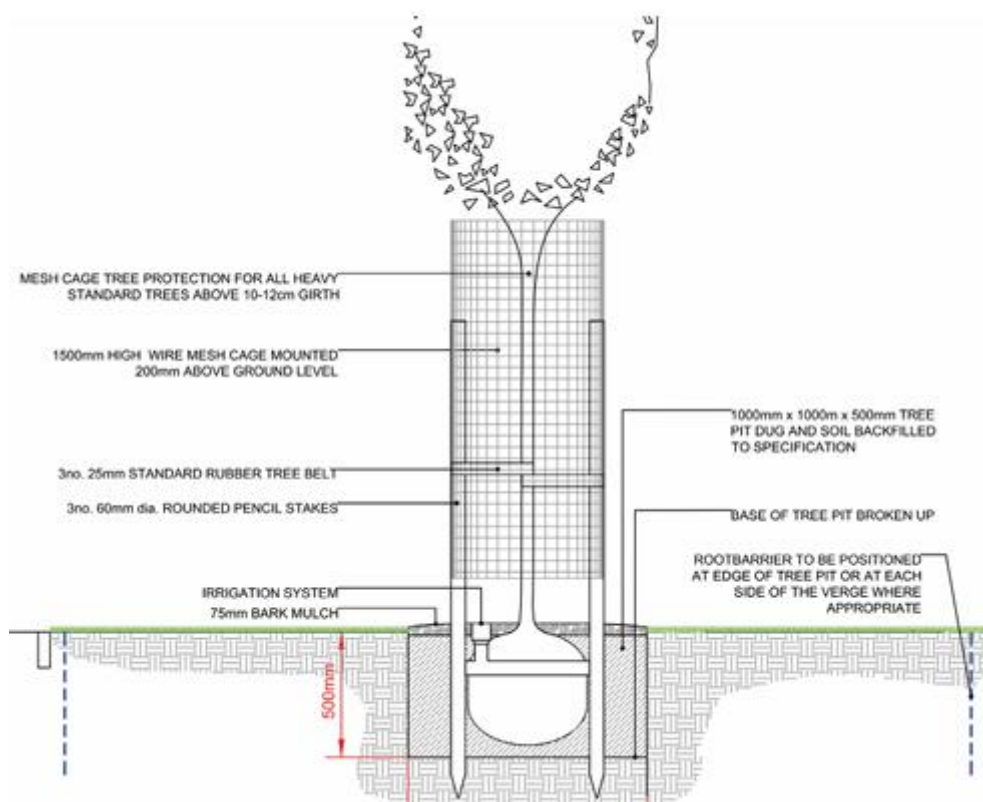


Figure 4: Diagrammatic section showing tree planting in soft landscaped area.

Maintenance

- Watering - water initially and then through the first summer if needed to allow suitable establishment.
- Years 1 - 3, maintain a layer of mulch of approximately 4cm thick to help the trees establish.
- Year 2 - 3, remove the tree guards so growth is not restricted and when the trees are of a suitable size.
- Pruning is kept to a minimum and only done if needed to reduce the impact on access. This will be under 10% of the total tree.
- Years 20 onwards, veteranisation is considered if needed.



TERMS OF BUSINESS

This fee proposal has been produced in good faith and in line with the specified details to Provide a fair reflection of our required involvement based upon our judgment and experience.

However, due to the nature of ecological survey work, this involvement may evolve should we encounter issues at the appraisal stage, if there is a significant departure from the original brief, or should unforeseen issues arise. Should this occur, we will notify you as soon as possible and prior to the addition of any further charges.

This cost estimate will remain valid for three months following the date of its production, after which we reserve the right to amend the document to reflect current market conditions. Our fee proposal includes various ecological assessment services aimed at ensuring compliance in your development project. The specific services are detailed within the fee estimate, and adjustments are noted where applicable.

The assessment works will be invoiced after the assessment/report has been produced when paid, the final report will be released to the client. Any additional services or disbursements required beyond the scope of this fee proposal will be reported to and agreed with the client, based on an hourly charge-out rate of £__ /hour plus VAT and disbursements.

By accepting this fee proposal, the client confirms: The correct ownership details for the site, including details of any adjoining land in the applicant's ownership, have been supplied.

That with respect to the Local Planning Authority/Council for the site, the applicant is not one of the following: a member of staff, an elected member, related to a member of staff, or related to an elected member.



The general term of business for Fieldology Works Ltd apply to this fee proposal. A copy of these terms is attached to this fee proposal and can also be found using the following link: [Fieldology Works Ltd Terms and Conditions](#). Fieldology Works (google.com) By accepting this fee proposal, you also accept the general terms of business for Fieldology Works Ltd.

Should you have any questions or require further clarification regarding this fee proposal, please do not hesitate to contact us

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