

Biodiversity Enhancement and Management Plan

Fuldas Hotel, 144 Bury Old Road
Manchester

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Prepared for: Ascot Ltd.

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1. Introduction

1.1 Biodiversity Enhancement and Management Plan

1.1.1 This Nesting Bird Enhancement and Management Plan (NEMP) sets out the aims, objectives and measures to be implemented to ensure the retention of the ecological functionality, and the enhancement of land for nesting birds and bats at Fuldas Hotel, 144 Bury Old Road, Manchester, M8 4HE. National Grid Reference: SD83470223.

1.1.2 A site-specific approach is provided to ensure that wildlife present, or likely present in the area is supported.

1.1.3 This document is produced to reflect Condition 5 of the planning approval as follows:

*Prior to first occupation of the residential units hereby approved, a **scheme for the enhancement of the site for ecological purposes** shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Details should include bat and bird boxes. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.*

1.1.4 The overall aim is to create new habitat to improve opportunities for wildlife and to ensure retention and enhancement of ecological functionality of the site. This will contribute to the establishment and retention long-term of an area of green space which will form part of an ecological network in the wider landscape, supporting targets of the National Planning Policy Framework (NPPF, 2024).

1.2 Ecological Baseline – Pre-development

1.2.1 A baseline survey has been based on a site visit undertaken in April 2024 on land to the rear, continuous with that on Catherine Road, and Google Earth imagery.

1.2.2 The following habitat types are present on site:

- Developed land; sealed surface
- Modified grassland
- Sparsely vegetated ruderal/ephemeral habitat
- Scattered scrub
- Urban trees

1.2.3 Trees on site are semi-mature sycamore (*Acer pseudoplatanus*).

1.2.4 The proposals provide the opportunity to retain and enhance the functionality of the site for nesting birds and roosting bats.



Table 1: Species/Taxa considered

Species	Mitigation required*	Retention of ecological functionality	Compensation and Enhancement
Birds	Avoidance mitigation with correct timing of works outside the breeding season (breeding season March – September).	The vegetation on site provides some opportunity for nesting birds, in particular small passerine birds.	Installation of bird boxes to compensate for the loss of trees and improve opportunities for nesting birds.
Bats	NA	Trees on site are immature, lacking potential roost features.	Installation of bat boxes to ensure potential roost opportunities.
Hedgehog	Avoidance mitigation	Retention of open grassland/vegetated garden.	Ensure hedgehog highway is provided to allow movement of hedgehog across the site.
Common toad	Avoidance mitigation	Retention of open grassland/vegetated garden.	Ensure hedgehog highway is provided to allow movement of amphibians across the site.



2. Compensation and Enhancement

2.1 Objective and Aims

2.1.1 The objective of the enhancement and maintenance plan: **To retain and enhance the site for wildlife, whilst compensating for the loss of vegetation, and ensuring the ecological features created are easy to maintain.**

2.1.2 The site enhancement, compensation and maintenance measures aim to:

Retain habitat on site through:

- Creation of **vegetated garden** in the northern portion of the site.
- Maintenance of **urban trees** along the southern boundary.
- Provision of **bird nest boxes on the building**
- Provision of **bat roost boxes on the building**
- Ensuring access for small mammals and other wildlife by ensuring a '**hedgehog highway**' on the northern boundary

2.2 Native Species Planting

2.2.1 To retain ecological value for wildlife, including invertebrates, birds and bats, native species will be planted in the garden space. These will include:

- Native herbs: Rosemary (*Salvia rosmarinus*), sage (*Salvia officinalis*), lavender (*Lavendula angustifolia*) and valerian (*Valeriana officinalis*)
- Native shrubs: Common box (*Buxus sempervirens*), wild privet (*Ligustrum vulgare*) and guelder rose (*Viburnum opulus*).
- Native grass species mix: Diverse Meadow Grass Seed (MG2) from Grass Seed Store.



2.3 Provision of Bat Boxes

- 2.3.1 Pipistrelle (*Pipistrellus*) bat species are the bat species most commonly present in urban areas. These species favour crevice-roost sites in buildings and trees.
- 2.3.2 Roost sites close to vegetation, with east of maintenance are preferable. The following are proposed:

Two 1FQ Schwegler Bat Roost boxes installed under the eaves on the east elevation. These boxes do not require cleaning.



1FQ Schwegler Bat Roost

2.4 Provision of Bird Boxes

- 2.4.1 Integration of bird boxes will increase the capacity of the site to support this species group.
- 2.4.2 Swift boxes are proposed. Swift (*Apus apus*) are listed on the Red List of Birds of Conservation Concern and are declining in the UK.

Swift

- 2.4.3 Swift nest in colonies high on buildings, often under the eaves where crevices provide nesting opportunities.
- Four Woodstone Swift Fascade nest boxes are proposed under the eaves on the east elevation of the building. This will allow swift to nest in colonies and have clear flight into the nest boxes.



Woodstone Swift Fascade Box



2.5 Provision of the Hedgehog Highway / Amphibian Access

- 2.5.1 Wood panel fencing along the northern boundary around the site will be raised approximately 13cm above the ground, to allow movement of wildlife beneath, or there holes 13cm x 13cm are cut into the fencing to allow wildlife to pass through.



Figure 1 – Biodiversity Enhancement

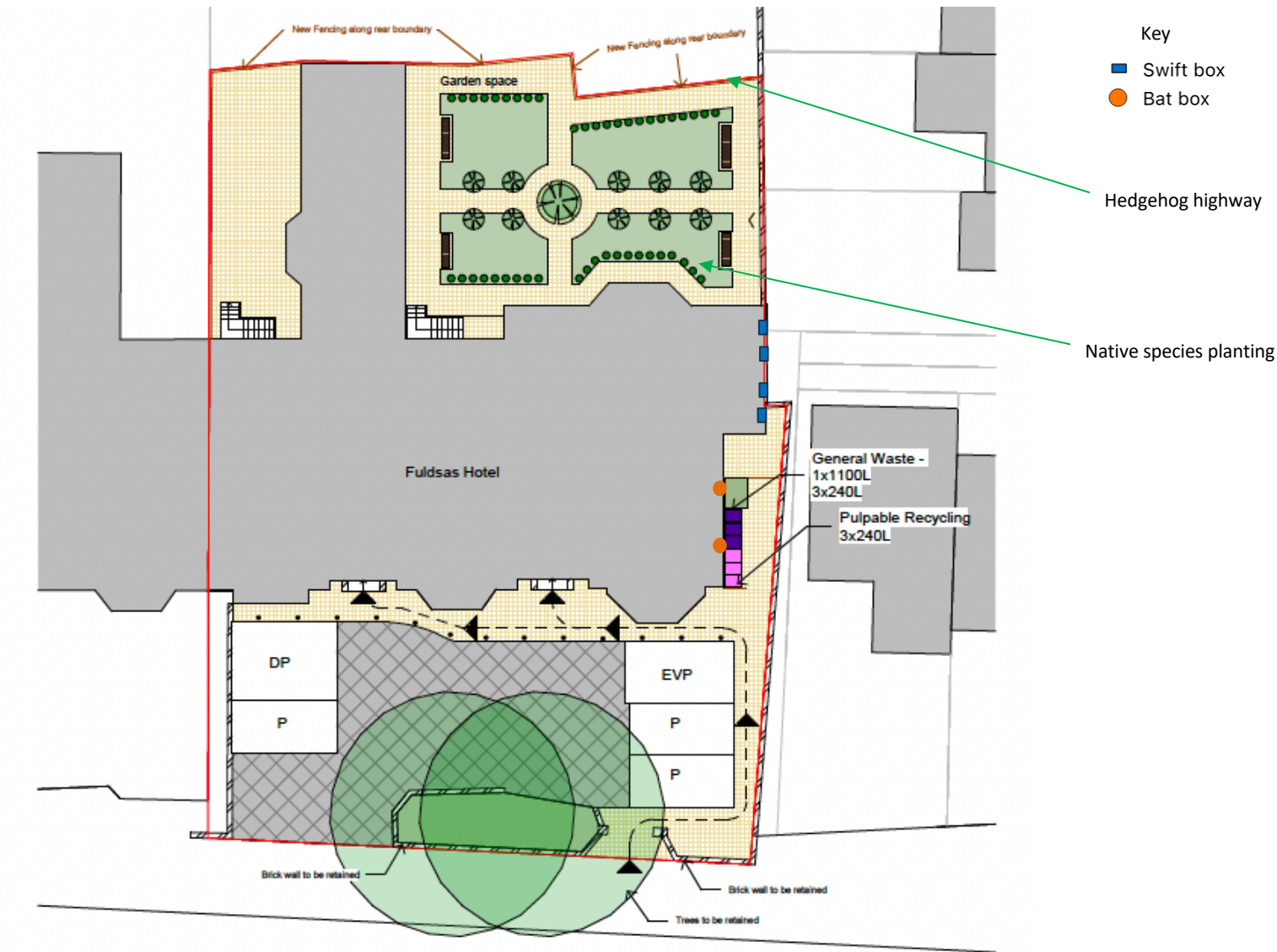


Image based on Site – Existing & Proposed. Dwg no. 502. Rev. 2. 20/11/2024. Gold Sketch Studios

Figure 2 – Indicative bird and bat box placement



Based on Google Earth Pro imagery

3. Installation

- 3.1.1 Installation of the bird and bat boxes and the hedgehog highway holes will take place during construction.



4. Management

4.1 Bird Box Maintenance

- 4.1.1 Bird boxes will be cleaned out once per year in the Autumn following bird nesting season (bird nesting season is generally March – August inclusive).
- 4.1.2 The bat boxes require no cleaning. If bat boxes require replacement or alteration, it is necessary to have a licenced bat worker inspect the box prior to disturbance.

4.2 Urban Tree Maintenance

- 4.2.1 If trees require pruning, this must take place outside the bird breeding season (breeding season March – September inclusive).

5. Potential Constraints

- 5.0.1 Potential constraints to enhancement and maintenance of the site include:
 - Potential vandalism
 - Weather damage
- 5.0.2 Monitoring of the site and review of the management plan throughout the 5-year period will be undertaken such that alterations to management regime or maintenance can be undertaken.