

Bird and Bat Enhancement and Management Plan

Jersey Wharf

Ancoats, Manchester

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Prepared for: SISK

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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 Jersey Wharf, Ancoats, Manchester. National Grid Reference: SJ 85273 98773.

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 41 of the planning approval as follows:

Prior to the first occupation of the development hereby approved, details of bird and bat boxes to be provided (including location and specification) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

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 was undertaken by Tyler Grange in July 2022: Manchester Live, Back of Ancoats Phase 1 – Jersey Wharf. 7th July 2022. TG Report not. 13399_R07d_LCD_CW. Tyler Grange.

1.2.2 The following habitat types are present on site:

- Developed land; sealed surface
- Artificial unvegetated unsealed surface
- Modified grassland
- Mixed scrub
- Urban trees

Bats

1.2.3 The Preliminary Roost Assessment undertaken in May 2021 (Tyler Grange, July 2022) identified a building and a tree to have moderate suitability for bats. Further survey work undertaken in June, July and September 2021 confirmed the presence of two roosts on site, in a tree and the building. A European Protected Species Mitigation (EPSM) licence has been obtained as part of the works on site.

1.2.4 The EPSM licence includes requirement for two bat boxes as mitigation, which are included



within this proposal. Three additional boxes will be installed as enhancement.

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 sparse 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	The wall on site provided limited potential roost opportunities for bats.	Installation of bat boxes to ensure potential roost opportunities.

2. Compensation and Enhancement

2.1 Provision of Bat Boxes

- 2.1.1 Pipistrelle (*Pipistrellus*) bat species are the bat species most commonly present in urban areas, but *Myotis* species are also frequently recorded along the Rochdale Canal.
- 2.1.2 Roost sites close to vegetation, with east of maintenance are preferable. The Rochdale Canal along the southern boundary of the site provides a prime foraging habitat and commuting corridor. Bat boxes positioned along this stretch will provide opportunities for a variety of bats to roost. The following are proposed:
- Five Bat Brick Boxes from Bird Brick Houses with crevice and cavity chamber are installed at a height of 5m on the south elevations of the buildings; three on Block A and two on Block B. These boxes do not require cleaning. The boxes are non-combustible and will be made of the same brick as Jersey Wharf Block A and Block B, so they are inconspicuous.



Example Bat Brick Box

2.2 Provision of Bird Boxes



2.2.1 Integration of bird boxes will increase the capacity of the site to support this species group.

2.2.2 Swift and house sparrow boxes are proposed. Swift (*Apus apus*) and house sparrow (*Passer domestica*) are species listed on the Red List of Birds of Conservation Concern and are declining in the UK.

House sparrow

2.2.3 House sparrow favour roosting in groups close to vegetation.

- Three House Sparrow Terrace Brick Houses from Bird Brick Houses are proposed a height of 5m on the east elevation of the building Block B. This will allow heat from the southeast, whilst also providing proximity of nesting opportunities to the dense vegetation planted nearby.



Example House Sparrow Terrace Brick Box

The boxes are non-combustible and will be made of the same brick as Jersey Wharf Block A and Block B, so they are inconspicuous.

Swift

2.2.4 Swift nest in colonies high on buildings, often under the eaves where crevices provide nesting opportunities.

- Five Swift Brick Bird Boxes from Bird Brick Houses are proposed a height of 15m on the east elevation of the building Block B, mimicking the height of a standard two-storey dwelling. This will allow swift to nest in colonies and have clear flight into the nest boxes.

The boxes are non-combustible and will be made of the same brick as Jersey Wharf Block A and Block B, so they are inconspicuous.



Example Swift Brick Bird Box

Figure 1 – Indicative location of bird and bat boxes: South Elevation of Block A



Image based on drawing EYJW-PRP-A1-ZZ-DR-A-02300 Revision F. PRP. 12/06/2021

Figure 2 – Indicative location of bird and bat boxes: South Elevation of Block B



Image based on drawing EYJW-PRP-A1-ZZ-DR-A-02300 Revision F. PRP. 12/06/2021



Image based on drawing EYJW-PRP-A1-ZZ-DR-A-02303 Revision F. PRP. 12/01/2021

3. Installation

- 3.1.1 Installation of the bird and bat boxes will take place at 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.

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.