CRABTREE LANE, MANCHESTER

ECOLOGICAL ENHANCEMENT PLAN

April 2026

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Report Control Sheet

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CONTENTS

INTRODUCTION **4**

1.1 SCOPE & PURPOSE 4
1.2. LOCATION 4
1.3. OBJECTIVES 4

SPECIES ENHANCEMENTS **6**

2.1. BAT BOXES 6
2.2. BIRDS 6
2.3. HEDGEHOG HIGHWAYS 7

CONCLUSION **9**

APPENDIX 1: BAT AND BIRD BOX, AND HEDGEHOG HIGHWAY LOCATIONS **10**

INTRODUCTION

1.1 SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Keepmoat Homes Limited to prepare an Ecological Enhancement Plan. The plan has been produced to aid in discharging a planning condition for the development at Crabtree Lane, Manchester. The proposed scheme involves a residential development of 194 dwellings, landscaping, public open space and associated infrastructure. This copy of the enhancement plan includes the 40 bat and bird boxes required by Keepmoat Homes Limited.

1.1.2. The author of this report is Max Robinson BSc, Ecologist at Collington Winter Environmental Ltd. Max is a qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and has 4 years in habitat restoration and conservation. The preparation of this CEMP has been overseen by Eleanor Clark BSc (Hons) MSc ACIEEM, Senior Ecologist and Habitat Banking Lead at Collington Winter Environmental Ltd. Eleanor has five years' experience in ecological consultancy, with substantial expertise in undertaking Biodiversity Net Gain assessments and developing habitat creation, enhancement, and management strategies.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located approximately 4km east of Manchester City Centre, north of Openshaw, a suburb of Manchester.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. This report aims to provide information regarding the specification, positioning and maintenance of bird and bat boxes on site, as well as hedgehog highways to discharge the planning condition of the planning application (reference: 142609/FO/2025). Condition 28 states:

“28. Prior to above ground works, details of location and design of the ecological enhancement measures referenced in the Preliminary Ecological Appraisal ref: CW20-2148 RPT 001 dated March 2025 (Bird and bat boxes/bricks , together with arrangements for hedgehog gaps within the proposed boundary treatment) shall be submitted to and approved in writing by the City Council as local planning authority.”

SPECIES ENHANCEMENTS

2.1. BAT BOXES

2.1.1. One Nighttime Bat Survey (NBS) was conducted on the buildings in September 2024. During the nighttime bat survey common pipistrelles (*Pipistrellus pipistrellus*) and occasionally noctules (*Nyctalus noctula*) were identified commuting and foraging on site.

2.1.2. A total of 20 bat boxes will be installed within the site to offer roosting opportunities for species anticipated to be present within the local area. The condition does not specify the number of bat boxes necessary to discharge the condition, as such it is considered that 20 boxes is sufficient to replace the loss of the potential roosting features and to enhance roosting opportunities will be acceptable.

Table 2.1 Bat Box Specifications and Numbers

Box Specification	No.
Vivara Pro WoodStone® Bat Box Height 250mm Width 190mm Depth 165 mm Weight: 4.5 kg 8mm Entrance	12
Schwegler 1FF Flat Bat Box External Dimensions: W27 x H43 x D14 cm. Entrance: 12 x 24 mm Weight: approx. 9 kg	8

2.1.3. The bat boxes will be installed upon the newly proposed buildings along the southern and eastern aspects of the site as this offers the best connectivity to the wider habitat and further linear features, to aid the bats in commuting and foraging. Bats prefer to change roosts to benefit from varying ambient temperatures, so bat boxes are to be clustered in small groups (i.e. two boxes per house). The boxes will not be installed near to security lighting, and locations with the least disturbance have been selected.

2.1.4. Care should be taken to make sure boxes are not angled in such a manner to allow rain to enter them. Boxes are to be affixed to vertical surfaces in discreet areas on the sides of buildings at a minimum height of 4 m.

2.1.5. Bat boxes are considered self-cleaning and require minimal maintenance once installed. The boxes are made of hard-wearing material that is generally long-lasting. Bat boxes should be checked periodically (e.g. every two years) to assess their use and the condition of the boxes. If any boxes are identified as damaged or missing, they are to be replaced with a box of similar specification.

2.1.6. Only those holding the appropriate Natural England Class 2 bat licence may open and inspect these boxes. It is an offence for anyone without this licence to open a bat box. If a bat box becomes occupied by a bird the nest must be left in situ until after the bird nesting season.

2.2. BIRDS

2.2.1. The site was found to support woodpigeons breeding on site during the Preliminary Ecological Appraisal survey which is typical of the habitats on site and regional location. With the loss of existing habitat, it is considered 30 bird boxes is sufficient in providing nesting opportunities for common garden dwelling species.

2.2.2. A total of 30 bird boxes will be installed within the site to offer nesting opportunities for common bird species which are likely to utilise the habitats on site and those associated with residential gardens such as blue tit (*Cyanistes caeruleus*), house sparrows (*Passer domesticus*) and starling (*Sturnus vulgaris*). Woodpigeons will likely use the proposed planted trees for nesting.

Table 2.2 Bird Box Specifications and Numbers

Box Specification	No.	Associated Species
34mm Entrance Example - WoodStone House Sparrow Nest Box Estella (externally mounted) Entrance hole diameter: 32mm Width: 42cm Height: 24cm Length: cm Weight: 6.9kg	20	Tit species, pied flycatcher, tree sparrows, and house sparrows.
45mm Entrance Example - Vivara Pro Woodstone starling nest box (externally mounted). Height: 385mm Width: 220mm Depth: 215mm Weight: 7.4 kg Entrance hole diameter: 45mm Material: WoodStone®	10	Starling

2.2.3. The boxes will not be installed near to security lighting, and locations with the least disturbance have been selected, the boxes are to be situated upon the new proposed buildings along the northern and eastern aspects of the site, see Appendix 1 for box locations.

2.2.4. The bird boxes will be installed on aspects facing between north-east and north-west. Bird boxes are most effective when positioned on a north-east to north-west facing aspect to prevent overheating during the summer nesting season. Woodstone Nest boxes are to be affixed to vertical surfaces on the buildings at a minimum height of 5m.

- The following maintenance measures are to be completed, following the installation of the boxes:
- Bird boxes will require periodic checking and cleaning, (e.g. once every two years).
- Unhatched eggs may be removed legally between September and January and must then be disposed of.
- Disused nests must be removed and cleaned using boiling water to remove parasites. Boxes should be left to dry before replacing the lid. Insecticides and flea powders must not be used.
- If any boxes are identified as damaged or missing, they are to be replaced with a box of similar specification.

2.2.5. Note bird boxes must only be opened and cleaned outside the bird nesting season (March to August, inclusive).

2.3. HEDGEHOG HIGHWAYS

2.3.1. A network of “hedgehog highways” will be incorporated within the site to facilitate the movement of hedgehogs within the site and to adjacent habitats. The hedgehog highways have been included on the central aspect of the site with a total of eleven highways provided. This is deemed a suitable location as it connects the west of the site to the east allowing passage to the woodland to the east of site through the gardens. All areas within the development with ‘hedgehog highways’ are suitably located to prevent mortality from road collisions.

2.3.2. Hedgehog highways are 13cm x 13cm holes at the base of fences to allow hedgehogs to move between fenced off areas. A total of eleven hedgehog friendly openings has been included within the plan located along the central aspect of the site through the residential gardens providing safety from the road and connecting to

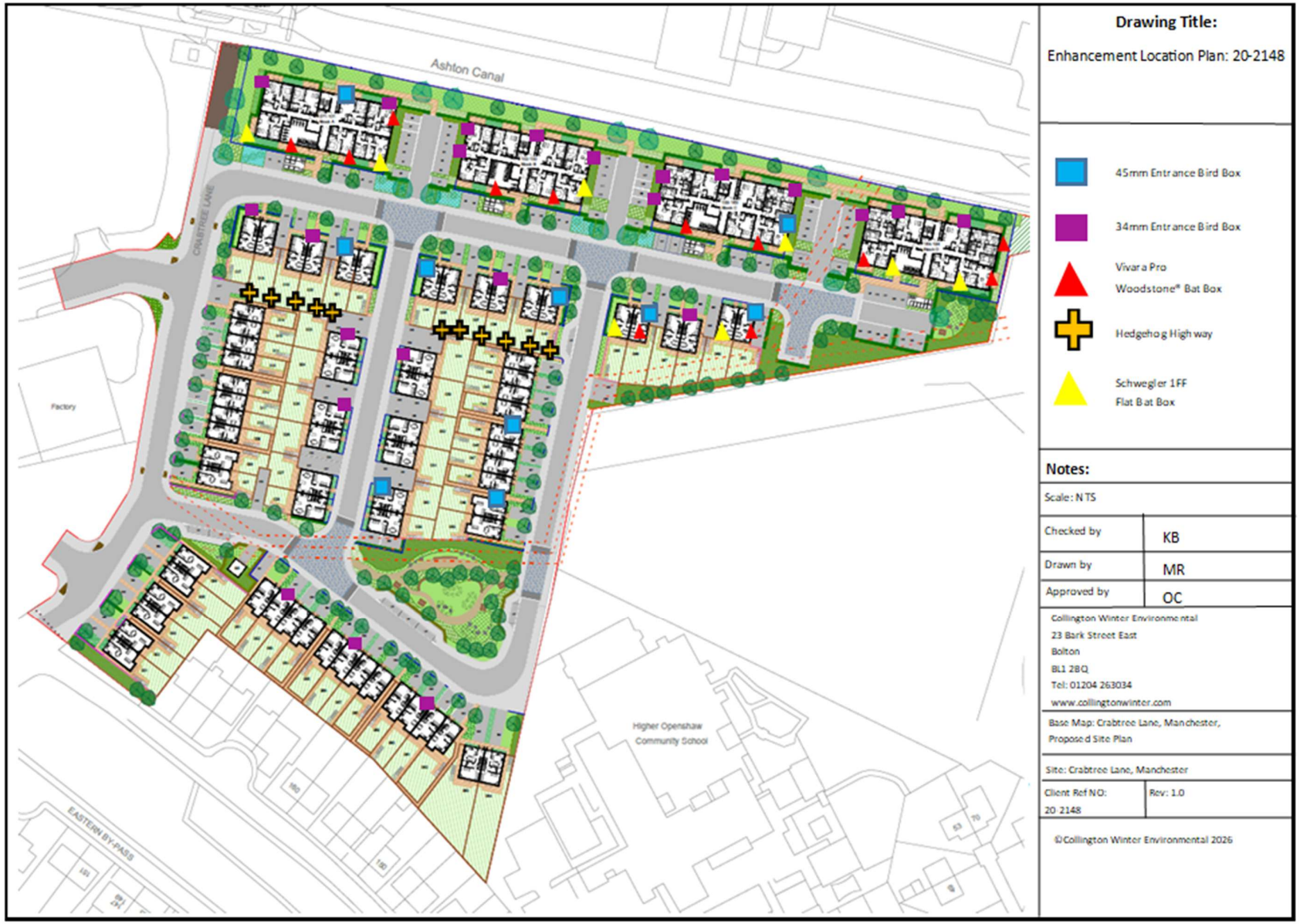
habitats off site which are anticipated to support local hedgehog populations.

CONCLUSION

3.1.1. This plan has demonstrated that the requirements to discharge Condition 28 of the relevant application, have been met by demonstrating the following:

- A layout plan detailing locations, orientations and heights for biodiversity enhancements on appropriate drawings
- Product descriptions for biodiversity enhancements.
- The plans specifically targeting priority species, identified on site during previous ecological surveys, and their habitats.
- The maintenance of the ecological enhancement features included within the site.

APPENDIX 1: BAT AND BIRD BOX, AND HEDGEHOG HIGHWAY LOCATIONS




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