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22nd April 2025

To whom it may concern,

262 Ryebank Road, Chorlton, Manchester - Hedgehog Reasonable Avoidance Strategy and Bat and Bird Box Plan

Planning Ref - 140430/FO/2024

1. Introduction

Planning permission has been granted for the construction of two new dwellings at 262 Ryebank Road, Cholrton. *(Application No: - 140430/FO/2024)*.

Condition 26 and 27 of the above planning permission state:

> *26) Prior to any site clearance or earthworks, a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.*
>
> *27) Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.*

To address these planning conditions, an appropriate Hedgehog Reasonable Avoidance Strategy and Bat and Bid Box Plan for the site has been devised (see below) by Richard Roe (BSc, MSc, MCIEEM, CEnv). Richard has over 25 years' experience as a professional ecologist.

2. Hedgehog Reasonable Avoidance Strategy

The site is located within a suburban setting in Chorlton suburban village. Habitats at the site include area of overgrown garden with areas of bramble and tall grassland. There is also a dilapidated caravan and base of a former shed/wooden structure at the rear of the garden. These features could offer suitable refuge habitat for hedgehog.

It is therefore proposed that these features are cleared from the site in an appropriate manner to limit the risk of harm to any hedgehogs.

An appropriately qualified ecologist will be appointed to undertake a check for hedgehogs immediately prior to site clearance and to supervise the removal of potential hedgehog refuge features.

The underside of the dilapidated caravan will be checked for hedgehogs or any other burrowing mammals prior to its removal by the appointed ecologist. If no such wildlife is present, the caravan will be carefully removed from the site.

Likewise, the existing shed base will be carefully lifted and checked beneath for hedgehogs prior to full removal.

Prior to the clearance of any bramble, scrub or cut brash, this will be checked first for the presence of hedgehogs by the appointed ecologist.

These works will all be undertaken prior to full site clearance.

Any encountered hedgehogs will be moved across to a suitable area of habitat located outside of the works boundary (e.g. the nearby Longford Park).

As a precaution, it is also proposed that where any trenches or other excavations are to be left open overnight these will be fitted with mammal ramps or will have the sides battered to form a slope to allow hedgehogs to escape.

It is proposed that any new garden fencing at the site is 'hedgehog friendly' with suitable access holes (approximately 15cm x 15cm) retained through the fencing to allow hedgehogs to move between garden habitats at the site.

3. Bat and Bird Box Plan

It is proposed that the development is enhanced for roosting bats and nesting birds including house sparrow. This will be achieved through the installation of appropriate bird nest and bat roosting boxes into the walls of the proposed new buildings. It is considered appropriate to provide bird nest boxes for house sparrow and bat roosting boxes providing suitable roosting habitat for pipistrelle bats.

The bat and bird boxes will be incorporated within the brick walls of the new dwellings. The bat and bird boxes will be positioned on the north and south facing gables of the new buildings as shown on Figure 1 in the Appendix.

The bat and bird boxes would be built into the walls so as to remain visually unobtrusive and to be retained permanently within the building structure. It is recommended that a total of 2x Sparrow Nest Box (e.g. Vivara Pro WoodStone House Sparrow Nest Box or Habibat Nest Box), and 2 x bat box (e.g. Vivara Pro Build-in Bat Box or Habibat 001) are built into the proposed new buildings.

The bat and bird boxes will be located beneath the shelter of the building's eaves and should be situated as high as possible and at a minimum height of 4m. Recommended locations for the bat and bird boxes are shown on Figure 1 in the Appendix.

Any deviations from the recommended bat and bird box models for other suitable alternatives (e.g. if preferred model is not available), should be agreed first with an appropriately qualified ecologist.

Lighting proposals for the site will need to ensure that the bat box locations are not illuminated by any artificial lighting.

The bat and bird boxes must be built into the walls of the house and cannot be retro-fitted therefore the installation of the bat and bird boxes must be taken into account during the construction phase of the development.

Appendix

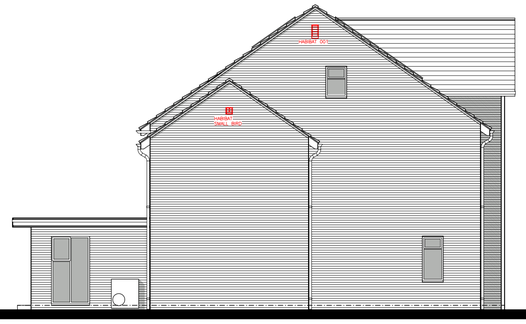
Vivara Pro WoodStone House Sparrow Nest Box



Vivara Pro- Build-in Bat Box



PLANNING DRAWINGS
All dimensions are to be checked by client. Any discrepancies are to be reported to the Architect. This drawing to be Read in Conjunction with all associated Architects or Consultants Details & Specifications. This drawing is for illustrative purposes only and does not form part of any contract.



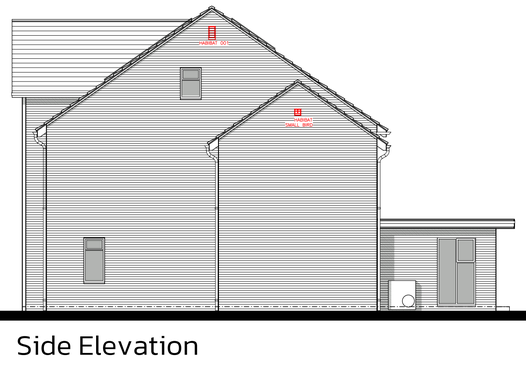
Side Elevation



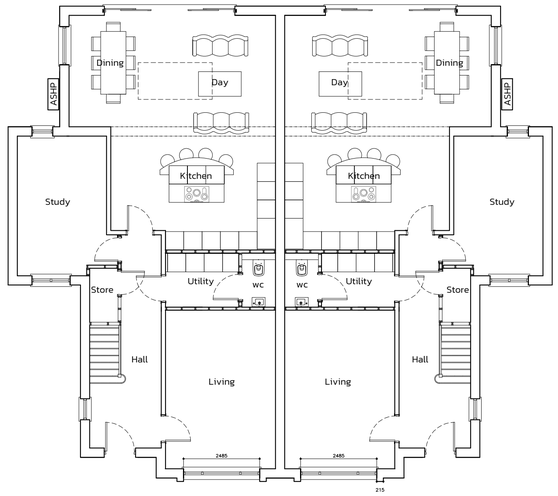
Rear Elevation



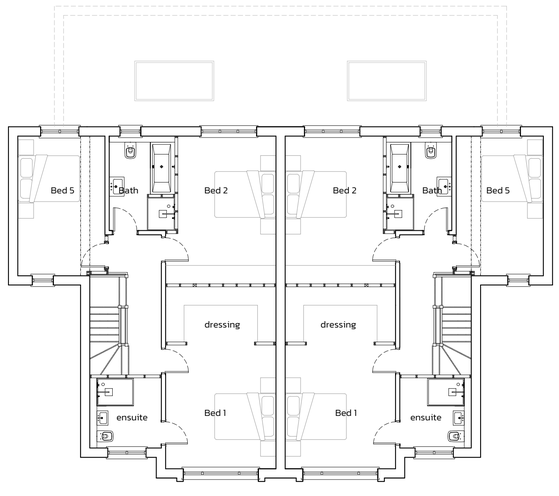
Front Elevation



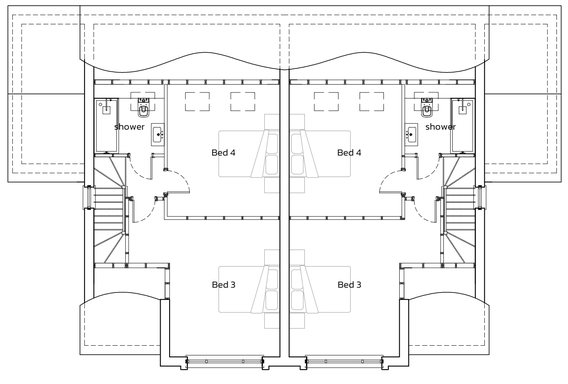
Side Elevation



Ground Floor Plan

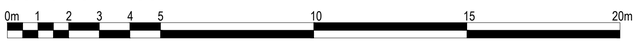


First Floor Plan



Second Floor Plan

Scale Bar 1:100



Date.	Revision.	By.	No.
31.05.23.	Floor & Roof Plans added.	PA.	A.

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Proposed development at. No.262 Ryebank Rd Chorlton, Manchester

Client. St Werburgh Developments

Drawing title. Proposed Plans & Elevations

Status. Planning	Date. APRIL 2024
Scale. 1:100 @ A1	Drawn. PGJA
Checked. B2 Architecture	
Job No. 23-78	Drawing No. 05
Revision. .	