BowkerSadler

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21-026 Alderford Parade Habitat Box Provision

App Ref: 140867/FO/2024

Land To The South Of Alderford Parade, The East Of Waterloo Road, The North Of Deerhurst & Dinnington Drive And The South Of Tamerton Drive; & Land To The West Of Starmoor Drive & The North And East Of Heatherdale Drive, Manchester

Proposed residential development of 70No. New Affordable Homes

Condition 27
Prior to above ground works for each phase of the development, finalised details of the location and design of bird and bat bricks/boxes, together with arrangements for hedgehog gaps within the proposed boundary treatment (as shown in the locations on landscaping plan refs: 345-01D & 345-02D) shall be submitted and approved by the local planning authority for that phase. The biodiversity enhancement measures shall be implemented in accordance with the approved scheme, prior to the occupation of the buildings within that phase, and retained at all times thereafter. Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

Bird Box Provision
The proposed development incorporates a comprehensive scheme of integrated bird nesting and bat roosting features to enhance biodiversity and provide compensatory nesting and roosting opportunities for species that are increasingly affected by the loss of suitable sites associated with modern, well-sealed buildings. The scheme includes the following integrated features:

- 7 no. integrated Habibat swift boxes
- 6 no. integrated Habibat terraced sparrow boxes
- 3 no. integrated Habibat bat boxes

These boxes are built-in features that are permanently incorporated within the building fabric. Their integration ensures longevity, reduced maintenance requirements, and resistance to vandalism and removal, therefore safeguarding the ecological enhancement over the lifetime of the development.

Bird Box Siting
The bird boxes have been located at positions within the building façades to maximise suitability for the target species:

- Swift boxes are positioned at high level (typically >5m) with clear flight paths, reflecting the nesting preferences of common swift.
- Sparrow terraces are located in suitable clusters to support the colonial nesting behaviour of House Sparrow.

The placement avoids areas of excessive obstruction while remaining compatible with the architectural design. As integrated units, the boxes are discreet in appearance and align with the overall visual quality of the development.

Bat Box Siting
The integrated bat roost features have been positioned to maximise their potential for use by crevice-dwelling bat species, particularly common and soprano pipistrelles. The boxes are installed at an appropriate height on suitable elevations where they are less likely to be disturbed and can benefit from a range of thermal conditions.