

Provision for Nesting birds and bats
to meet Condition of application no. 20/00376/FUL

Land Adjacent To 12 Rochdale Lane, Heywood,
OL10 1PF

Report details

Site name: Land Adjacent To 12 Rochdale Lane, Heywood, OL10 1PF
Report date: 6th April 2022
Report Author: Yolande Knight BSc (Hons) PhD, MRSB

Declaration of compliance

BS 42020:2013

This study has been undertaken in accordance with British Standard 42020:2013 Biodiversity, Code of practice for planning and development.

Code of Professional Conduct

The information which we have prepared is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

1. Introduction

Western Ecology has been commissioned to provide details to meet the Biodiversity enhancement Condition of application no. 20/00376/FUL, for erection of one detached residential dwelling in Land adjacent to Rochdale Lane, Heywood.

Condition 7:

No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to a bird box attached to the retained tree and bird boxes and bat bricks to be integrated to the fabric of the building has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the design of the bird boxes should be appropriate to attract target species such as 'Swift' and 'Common Pipistrelle'. The duly approved scheme shall be implemented in full prior to first occupation of the dwelling and retained thereafter, with the exception that in the event that the retained tree indicated on the Proposed Site Plan included on drawing ref. 1557.02 Rev. A (Amended Plan Received 13.06.20) is removed after the retention or replacement timeframe specified by Condition 9 of this schedule, a suitable replacement bird box shall be installed elsewhere on site and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Box Recommendations for site

In accordance with the requirements of above Condition, 1 bat box and 2 bird boxes are proposed. The bird boxes will be WoodStone Swift Nest Boxes and the bat box will be a Vivara pro Beaumaris Woodstone Bat box. These boxes are considered to be in keeping with the aspect of the building and the limited features that could be used to accommodate boxes for the long term.

Provision for Swift

Swifts naturally nest in large caves and cliffs, but as these are rare in Britain, swifts have come to depend almost exclusively upon man-made sites such as houses. Here they typically nest high up under the eaves, using ventilators and other cavities. Nest sites are at least 5 meters above ground with a clear drop beneath to allow the birds to pick up flight speed upon leaving the nest and face any direction from NE to NW.

Nest boxes are recommended to be made from a durable material such as WoodStone or durable exterior grade plywood. The box contains a nest cup which provides the swifts with a nesting structure and stops their eggs from rolling about.



Figure 1. Example of a Swift nesting box

Provision for bats

This bat box is made entirely from Woodstone, a robust material comprising concrete and wood fibres. This means that, not only does the box have excellent insulating properties maintaining a more consistent temperature throughout the year, it also provides excellent protection from predators. The Beaumaris box has a single narrow cavity which makes it suitable for crevice roosting bats such as the common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, Brandt's bat and whiskered bat. The interior of the box has a rough surface for bats to cling to and the front of the box features a subtle but attractive imprint of a bat in flight.

Suitable for attaching to external walls and should be sited as high up on the façade as possible, at a height of at least 3m from the ground. Avoid siting under artificial lights. Bats prefer to change roosts to benefit from varying ambient temperatures, so bat boxes should ideally be clustered in small groups.



Figure 2. Example of the bat box

Maintenance

Due to the site conditions and the type of building the boxes selected all require no maintenance. Manufacturer's instructions regarding installation and materials to be used in the installation of the boxes should be followed.

Location Plan

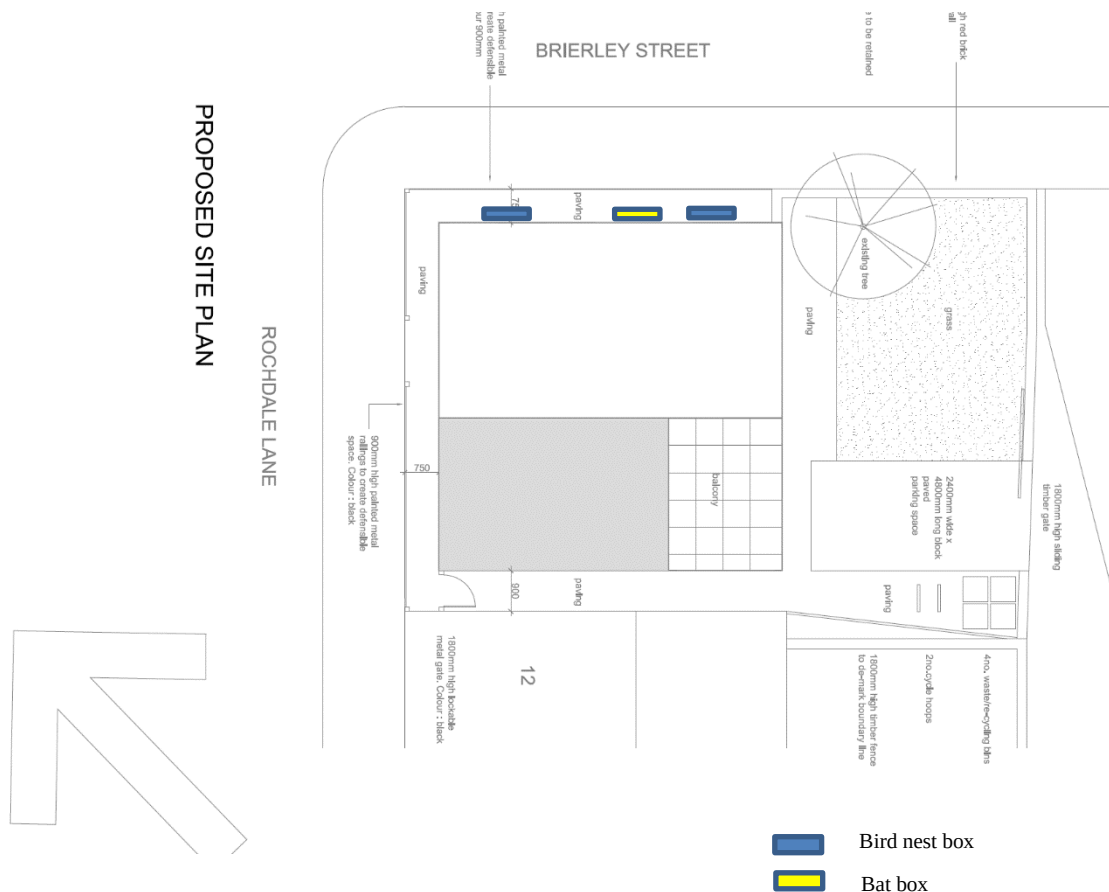


Figure 3. proposed location for bird and bat boxes

The tree in the drawing ref. 1557.02 was removed prior to auction by previous owner, therefore, the second bird box is proposed to be installed on the North east face wall of the proposed building, facing Brierley Street.



Figure 4: Photo of site – pre purchase