



# BAT & BIRD BOX PLAN

## **SITE LOCATION**

Hopwood Hall College,  
Rochdale Road  
Middleton  
Manchester  
M24 6XH

## **ISSUE DATE**

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## **SEED REF**

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## **CLIENT**

Seven Architecture

ARBORICULTURAL CONSULTANCY

SEED-ARB.CO.UK

## DOCUMENT CONTROL

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| 02.08.2024 | Katie Bird | SH      | A        |

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Appendix 1 – Bird and Bat Box Plan

# 1. Introduction

## Scope & Purpose

- 1.1.1. Seed Arboriculture Ltd were commissioned Seven Architecture to prepare a Bat and Bird Box Plan at Hopwood Hall College, Rochdale Road, Middleton, Manchester, M24 6XH. This report has been produced to discharge Condition 10 of the planning permission.
- 1.1.2. The author of this report is Katie Bird MEnvSci, ACIEEM, Associate Director. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

## Location

- 1.1.3. Please refer to Figure 1 for the site location relating to four parcels.



Figure 1 - Site Location Plan

## Objectives

- 1.1.4. This report aims to provide information required to discharge Condition 10 of the planning permission:  
*“Prior to first use of the development hereby approved a scheme for biodiversity enhancements at the site including the provision of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be provided prior to first use of the development and be retained thereafter. Reason: To ensure suitable ecological mitigation and enhancement on site and to accord with the requirement of policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework”.*

## 2. Species Enhancement

### Bird Boxes

- 2.1.1. A total of 10 bird boxes will be installed within the site to offer nesting opportunities for bird species anticipated to be present within the local area. Please see Appendix 1 for proposed locations.

| Box Specification                                                                                                                                                             | No. | Associated Species                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Woodstone® 32mm nest box (externally mounted)</b><br>Entrance hole diameter: 32mm<br>Width: 20cm<br>Height: 31cm<br>Length: 20cm<br>Weight: 6.9kg<br>Material: Woodstone®  | 5   | Great, Blue, Marsh, Coal and Crested Tit, Redstart, Nuthatch, Collared and Pied Flycatcher, Wryneck, Tree and House Sparrows, bats. |
| <b>Woodstone® 28mm nest box (externally mounted)</b><br>Entrance hole diameter: 28mm<br>Width: 22.5cm<br>Height: 26cm<br>Length: 15cm<br>Weight 4.2kg<br>Material: Woodstone® | 5   | Blue tit, great tit, coal tit, crested tit, tree sparrow, pied flycatcher                                                           |

- 2.1.2. 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 retained trees at a minimum height of 5m.
- 2.1.3. The boxes will not be installed near to security lighting, and locations with the least disturbance have been selected and will be installed prior to the first use of the proposed development.
- 2.1.4. 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.

## Bat Boxes

- 2.1.5. A total of five bat boxes will be installed throughout the site to compensate for the loss of roosting features and to create a higher number of roosting opportunities post development.
- 2.1.6. Please see the Appendix 1 for proposed locations of the bat boxes.

| Box Specification                                                                                                                                                             | No. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>Vivara Pro Woodstone® Bat Box</b><br>Height: 250mm<br>Width: 190mm<br>Depth: 165 mm<br>Weight: 4.5 kg<br>8mm Entrance<br>Installed on: Mature Trees<br>Material: Woodstone | 5   |

- 2.1.7. The bat boxes will be installed on the retained trees on an aspect facing between **south-east to south-west**, as this will provide additional heat throughout the day. The boxes will not be installed near to security lighting, and locations with the least disturbance have been selected.
- 2.1.8. 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 on retained trees at a minimum height of 5m.
- 2.1.9. 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.
- 2.1.10. 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.

## Timetable for Implementation

- 2.1.11. The bird and bat boxes must be fitted on the selected trees prior to first use of the proposed development.

### 3. Conclusion

3.1.1. This plan provides the following details:

- A layout plan detailing the locations of the nesting/roost features and the direction they should be positioned facing (Appendix 1).
- A specification concerning the type of features to be used. Specifically targeting species identified on site during previous ecological surveys and associated with residential areas.



## 4. Bibliography

- Bat Conservation Trust and Institute of Lighting Professionals (2018). Bats and artificial lighting in the UK – Bats and the Built Environment Series.
- CIEEM (2023). UK Bat Mitigation Guidelines: A guide to impact assessment, mitigation and compensation for developments affecting bats.
- Collins (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (Fourth Edition). The Bat Conservation Trust, London.

## **Appendix 1 - Fauna Enhancement Map**



