



TECHNICAL NOTE: BAT AND BIRD BOX SCHEME – PLANNING CONDITION 7

LOCATION	385 Bury and Rochdale Old Road, Heywood, OL10 4AT
DEVELOPMENT PROPOSAL	Erection of one dwelling with associated landscaping works, boundary treatment and new vehicle access following demolition of existing dwelling
PLANNING REFERENCE	24/00973/FUL
DATE	16 July 2025

INTRODUCTION

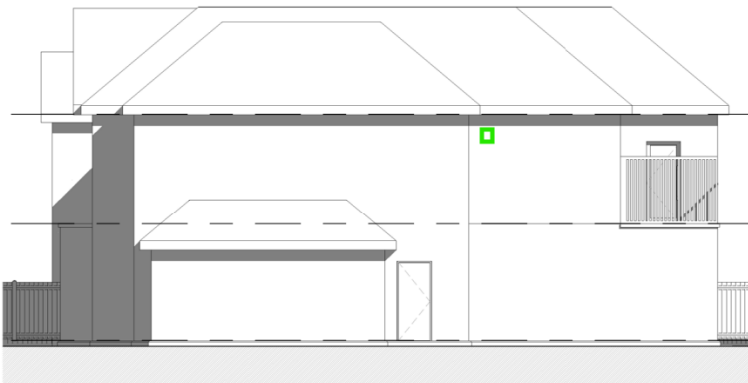
Knight Sky Ecology Ltd was commissioned to provide a bat and bird box scheme for the permitted development plans at 385 Bury and Rochdale Old Road, Heywood.

The production of the bat and bird box scheme is required to discharge planning condition 7 of the planning permission notice issued on 22 October 2024.

BAT BOXES

Details of the **one bat box** to be installed at the site are provided in Table 1.1.

Table 1.1. Bat box models and siting advice

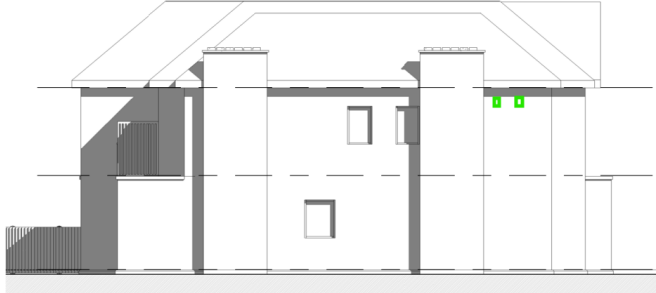
Location and Positioning	One box to be integrated into the east wall (as it is being built). The box is to be positioned under the ridge. This location has been chosen to maximise potential occupancy as it is away for external lighting or other disturbance factors.
Illustration of Location	 ② Right Side - Proposed 1:100
Bat Box Models	Bat box models along with the locations for purchasing are provided below. There can be a considerable waiting time for delivery for certain models, therefore, two options have been provided.

	Vivara Pro Build-in WoodStone Bat Box		The Build-in WoodStone Bat Box has been specifically designed to fit into the cavity of walls, with the entrance sitting flush with the outside bricks. It has been redesigned to match the standard brick size in the UK. Manufactured from hard-wearing woodstone and plywood with removable wooden side panels so that several boxes can be placed side by side to create one large chamber. Available from https://www.nhbs.com/
	Vivara Pro Build-in Woodstone Bat Tube		Designed to be built in to the masonry of external walls or beneath a rendered surface. It is designed to provide the maximum internal space across two cavities, allowing space for larger groups. Manufactured from hard-wearing woodstone and plywood with removable wooden side panels. Available from https://www.nhbs.com/
Maintenance	The models chosen do not require cleaning as bat droppings do not typically accumulate within these types of boxes to a level likely to cause problems for future habitation.		

BIRD BOXES

Details of the 2 **bird boxes** to be installed at the site are provided in Table 1.2.

Table 1.2. Bird box models and siting advice

Common Swift Boxes	
Locations	Two boxes are to be fixed onto the west wall as indicated in the image below. The boxes will be positioned under the ridge at a height that exceeds 4.5m. The boxes will be sited to ensure birds will have a clear flight path to the nest entrance.
Illustration of Location	 ② Left Side - Proposed 1:100



Numbers and Models	The following models will be used:		
	2no. Orlando Swift Boxes		The Orlando Swift Box is a single cavity nest box designed with swifts in mind. It is also suitable for house sparrows and starlings. This box is made with wood concrete making it more durable than traditional wood boxes with more stable interior thermal conditions benefiting the nesting individuals. The Orlando has a single entrance which allows access to a single internal cavity. One major benefit of this nest box is that it can either be attached to an external wall or be installed within an external wall. Fixings are included for attaching to the surface of an external wall. Available from https://www.nhbs.com/
In the event that a certain bird box model is unavailable for purchase, a suitable like for like replacement will be sourced.			
Maintenance	Swift boxes do not generally require cleaning. Where required, cleaning of the boxes should be undertaken from <u>October to January, outside of the nesting bird season (March to August inclusive)</u> . Rubber gloves must be worn. The old nesting material which accumulates after every breeding season and the droppings from earlier in the season should be removed along with any egg shells or unhatched eggs.		

FURTHER REQUIREMENTS

Photos of the installed boxes are recommended to provide the council with confirmation of compliance with the specifications.

MONITORING AND MANAGEMENT

No strict monitoring or ecological supervision is required in relation to the installation or management of the boxes. The chosen boxes have a relatively long lifespan and do not need maintenance (aside from cleaning of bird boxes where required).