

File Note



Site name	Hopwood Hall College
Location	Rochdale Campus, St Mary's Gate, Rochdale OL12 6RY
OS grid ref.	SD 89339 13366
Project Code / ADAS Reference	WNT69105-2007 (05) Hopwood Hall College - Bat and bird box locations and specifications

Version	Date	Author	Checked	Approved
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Background/Introduction

ADAS were invited by Joy McDonnell of Wilmott Dixon Construction Limited in February 2026 to provide advice for the placement of bird and bat boxes as part of mitigation for the development of a new college on the site at Hopwood Hall College, Rochdale Campus, St Mary's Gate, Rochdale OL12 6RY. This guidance was required in order to discharge condition 15 of planning (Application No: 25/00541/FUL No/ref 15) , *“No above ground works shall be take place until a scheme for the inclusion of a minimum of two bat and two bird boxes on trees or new buildings within the site has been submitted to and approved in writing by the Local Planning Authority. The approved bat and bird boxes shall be installed prior to first use of the new building and retained thereafter.”*



Mitigation

Two models each of integrated bird and bat boxes will be installed directly into the brickwork of New Block B as part of the construction phase. Integrated boxes provide longevity and stability and are less likely to be damaged or vandalised. Their locations are shown in Appendix 1.

The bat boxes used will be of the type “1FR Schwegler Bat Tube”, available from NHBS. Bat boxes will be installed at a minimum height of 3 m, preferably 4 m, and will be placed away from tree branches and artificial light sources. The boxes will be placed on the south side of the building to ensure internal warmth. This model does not require maintenance as droppings will fall out of the sloped entryway. The installation of at least two boxes will increase the overall likelihood of at least one of these boxes being used (Lintott and Mathews, 2018).

Upon installation, each bat box should be numbered and monitored, and detailed records should be kept against each box number. Where possible, a partner such as a local bat group or wildlife trust should be secured to ensure boxes are monitored long-term.

The bird boxes used will be of the type “Unitura Integrated Semi-open Nest Box”, available from NHBS. This type of box will support common small bird species such as Robins, Wagtails, Common and Black Redstarts, and Wrens. Bird boxes will be installed at a height of 3 m to 5 m, and will be placed away from tree branches and artificial light sources. The boxes will be placed on the north side of the building to prevent them from overheating. They will be spaced apart to avoid competition and aggressive behaviour between nesting birds.

Cavity wall insulation will be installed behind the integrated bat and bird boxes in order to prevent the formation of cold spots and potential risk of mould, which could affect the boxes’ longevity and suitability for supporting their target species.

References

British Trust for Ornithology (BTO) (2026). Putting up a nest box. Accessed online at: <https://www.bto.org/learn/helping-birds/nest-boxes/putting-nest-box>

Reason, P.F. and Wray, S. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Version 1.2. Chartered Institute of Ecology and Environmental Management, Ampfield

Lintott, P. & Mathews, F. (2018). *Reviewing the evidence on mitigation strategies for bats in buildings: informing best-practice for policy makers and practitioners*. <https://cieem.net/resource/bat-mitigation-guidance-report/>.

Appendix 1: Plans/photos etc

See following page.

Hopwood Hall College

Bird and Bat Box Locations

Legend

Bird box



Bat box



Illustration taken from
plans provided by the
client on 9th March 2025,
"FE0012-SRA-XX-XX-D-
A-0002-
160&197SitePlanPropos
ed (4)".



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