

# Smallbridge Business Park, Riverside Drive, OL16 2SH

## Ecological Enhancement Plan

*March 2026*



## Report Control Sheet

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*Project Reference:* CW20-2720  
*Report Title:* Ecological Enhancement Plan  
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## 1 INTRODUCTION

### 1.1 SCOPE & PURPOSE

- 1.1.1. Collington Winter Environmental Ltd was commissioned by Fothergill Coated Fabrics Ltd to prepare an Ecological Enhancement Plan. The plan has been produced to aid in discharging a planning condition for the development at Smallbridge Business Park, Riverside Drive, OL162SH. The proposed scheme involves an extension to the existing warehouse on site.
- 1.1.2. The author of this report is Georgia Duffy, Graduate Ecologist at Collington Winter Environmental Ltd. It is overseen by Katie Bird MEnvSci, ACIEEM Associate Director at Collington Winter Environmental Ltd. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

### 1.2. LOCATION

- 1.2.1. Please refer to Figure 1.1 for the site location. The site is located on an industrial estate to the south of Buckley, a suburban area within Rochdale, in Greater Manchester.

*Figure 1.1 Site Location*



### 1.3. OBJECTIVES

- 1.3.1. This report aims to provide information regarding the specification, positioning and maintenance of bird and bat boxes on site, to discharge the planning conditions of the planning application (reference: 25/00713/FUL). Condition 10 states:

*“10. Prior to first occupation of the proposed extension hereby approved, details of the installation of bat and bird boxes shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include the number and type of boxes and a plan showing the location of the boxes.*

*Reason: In the interests of securing adequate biodiversity and habitat enhancement within the site in accordance with Policy G7 of the Rochdale Core Strategy, JP-G8 of PfE and the NPPF.”*

## 2 SPECIES ENHANCEMENTS

### 2.1. BAT BOXES

- 2.1.1. A total of 2 bat boxes will be installed within the site to offer roosting opportunities for species anticipated to be present within the local area. The condition does not specify the number of bat boxes necessary to discharge the condition, as such it is considered that 2 boxes are sufficient.

Table 2.1 Bat Box Specifications and Numbers

| Box Specification                                                                                                                                                                | No. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Schwegler 1FF Flat Bat Box<br>Dimension: 270 x 430 x 140 mm<br>Entrance: 120 x 240 mm<br>Weight: approx. 9 kg<br>Material: Schwegler woodcrete with integrated wooden rear panel | 2   |

- 2.1.2. The bat boxes will be installed along the southern aspect of the site. Bats prefer to change roosts to benefit from varying ambient temperatures, so the bat boxes will be clustered. Both boxes will be installed on T6 (in accordance with the arboricultural statement by Chesire Woodlands August 2025). The boxes will be installed facing southwest and southeast. The boxes will not be installed near to security lighting, and locations with the least disturbance have been selected.
- 2.1.3. 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 4 m.
- 2.1.4. 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.
- 2.1.5. 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.

### 2.2. BIRDS

- 2.2.1. The site offers low to moderate suitability for birds. The habitats on site provide negligible to low value for nesting or foraging opportunities, aside from occasional site use by common urban species such as pigeons (*Columba livia*) or starlings (*Sturnus vulgaris*). The broadleaved woodland to the northwest represents the most valuable habitat onsite, providing moderate to high suitability for a range of common breeding species. It is anticipated that the site will only be used by widespread and common species of low conservation concern.
- 2.2.2. A total of 2 bird boxes will be installed within the site to offer nesting opportunities for common bird species which are likely to utilise the habitats on site. The condition does not specify the number of bird boxes necessary to discharge the condition, as such it is considered that 2 boxes are sufficient.

Table 2.2 Bat Box Specifications and Numbers

| Box Specification                                                                                                                                                                    | No. | Associated Species                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------|
| <u>Woodstone Seville Nest Box</u><br>Entrance hole: 28mm<br>Material: Woodstone<br>Dimensions (mm) : 210 x 305 x 190<br>Internal dimensions (mm) : 120 x 240 x 120<br>Weight (kg): 6 | 1   | House Sparrow and similar species |
| <u>WoodStone Starling Nest Box</u><br>Dimensions (mm): 235 x 390 x 205<br>Weight : 7.4kg<br>Entrance hole : 45mm<br>Material : Wood (FSC® 100%), Woodstone                           | 1   | Starlings                         |

2.2.3. One box will be installed on T1 and is targeted for Starlings, which may occasionally utilise the site. The other box will be installed on T2 and is targeted for house sparrows (*Passer domesticus*) and similar species, as the species was noted in the 1km data search. The boxes will not be installed near to security lighting, and locations with the least disturbance have been selected, see Appendix 1 for box locations.

2.2.4. The bird boxes will be installed on the eastern aspect and installed facing northeast. Bird boxes are most effective when positioned on a north-east to north-west facing aspect to prevent overheating during the summer nesting season. Both boxes are to be affixed to vertical surfaces on retained trees at a minimum height of 5m.

- 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.

2.2.5. Note bird boxes must only be opened and cleaned outside the bird nesting season (March to August, inclusive).

### 3 CONCLUSION

3.1.1. This plan has demonstrated that the requirements to discharge Condition 10 of the relevant application, have been met by demonstrating the following:

- A layout plan detailing locations, orientations and heights for biodiversity enhancements on appropriate drawings
- Product descriptions for biodiversity enhancements.
- The plans specifically targeting priority species, identified on site during previous ecological surveys, and their habitats.
- The maintenance of the ecological enhancement features included within the site.

## **4 APPENDIX 1: Locations of the proposed bat and bird boxes**



## Locations of the Proposed Bat and Bird Boxes

### Key:

#### Bats

 Schwegler 1FF Flat Bat Box

#### Birds

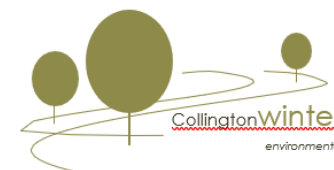
 WoodStone Starling Nest Box

 Woodstone Seville Nest Box

|          |    |
|----------|----|
| Drawn by | GD |
|----------|----|

|            |    |
|------------|----|
| Checked by | KB |
|------------|----|

|             |    |
|-------------|----|
| Approved by | KB |
|-------------|----|



Base Map: Proposed Site Plan with  
Roof Plan

Drawing ref: X141-PR-AK1.01 Rev. B

Site: Smallbridge Business Park,  
Riverside Drive, Rochdale, OL16 2SH

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|-----------------|--------|
| Ref No: 20-2720 | Rev: 1 |
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2026

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