

Linkside, Sunny Brow Road, Middleton.

BAT AND BIRD BOX PLAN

May 2026



Report Control Sheet

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1 INTRODUCTION

1.1 SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Mr Michael Leary to prepare a Biodiversity Enhancement Scheme at Wood Side, Middleton, Rochdale, Greater Manchester, England, M24 4BF (SD 86228 05917). This report has been prepared in support of a proposed development involving the erection of seven dwellings, together with associated access works, infrastructure, and landscaping, following the demolition of the existing dwelling and buildings on site.

1.1.2. The author of this report is Sina Sanati, Graduate Ecologist at Collington Winter Environmental, and has been overseen by Katie Bird MEnvSci, ACIEEM Technical Director at Collington Winter Environmental Ltd. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning management plan

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located to the east of the town of Middleton, a metropolitan borough approximately 7 km southwest of Manchester. The site is located within an urbanised, residential district with houses surrounding the site to the east and south and a golf course bordering the site to the north and west.

Figure 1.1 Site Location and boundaries (Red line)



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 condition of the planning application (reference:23/00331/FUL). Condition 12 states

A scheme for the bat and bird boxes, as set out in Section 5.3.2 of the Preliminary Ecological Appraisal Report (dated July 2022) by Collington Winter Environmental Ltd (ref CW20-463 RPT 001), shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be 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.

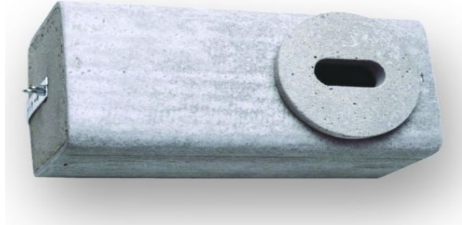
2 SPECIES ENHANCEMENTS

2.1. BIRD BOXES

2.1.1. The Preliminary Ecological Appraisal (PEA) assessed the hedgerows, scrub, grassland, scattered broadleaved trees and ornamental foliage and also the site lies in proximity to Alkington Woods Local Nature Reserve (LNR), which lies approximately 400m to the south of the site. The sites habitats included woodland and marsh, which is considered to have suitable breeding and foraging habitat for the local bird population (Collington Winter, 2022). The majority of suitable nesting habitat is to be retained, though the loss of dense scrub and hedgerow is proposed. The following boxes have been selected to target specific species (see Table 2.1).

2.1.2. A total of four bird boxes will be installed within the site to offer nesting opportunities for passerine species anticipated to be present within the local area. The number of bird boxes necessary has not been specified, as such is considered that four boxes are sufficient due to the small scale of the development. Woodstone boxes have been selected for longevity.

Table 2.1 Bird Box Specifications and Numbers

Box Specification	No.	Associated Species	Photograph
Example -The RSPB Swift nest box Entrance hole diameter: 32mm Width: 44cm Height: 21cm Length: 20cm Weight: 3.5kg	2	Swift (<i>Apus apus</i>), swallows (<i>Hirundo rustica</i>)	
Dimensions (Mm): 340 X 150 X 210 Brood Chamber (Mm): 300 X 140 X 200 Weight (Kg): 4.8 Includes: Nest Box, Fixing Bracket, Screws, Plugs. Species: Swift	2	Swift, owls, swallows.	

2.1.3. The bird boxes will be installed facing north to avoid overheating throughout the day, the location close to the adjacent treeline on the northern boundary, will also allow access to vegetation. The boxes will not be installed near to security lighting, and locations with the least disturbance have been selected. Care should be taken to make sure boxes are not angled in such a manner to allow rain to enter them.

2.1.4. The boxes cannot be incorporated into the new building as it is unsuitable for integrated boxes due to the use of Vertical Micro rib composite cladding panels. The boxes will be installed a minimum of 2 m from the ground level as to avoid potential impacts from predators such as domestic cats, and will be placed under the eaves.

2.1.5. 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.

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

2.2. BATS

2.2.1. A total of four bat boxes will be installed within the site to offer roosting opportunities for bat species anticipated to be present within the local area. Woodstone boxes have been selected for longevity.

Table 2.2 Bat Box Specifications and Number

Box Specification	No.	Photograph
Schwegler Flat Bat Box 1FF (or similar) Material: SCHWEGLER Wood-Concrete. Hanger: galvanised steel External Dimensions: W27 x H43 x D14 cm. Entrance: 12x24mm. Weight: approx. 9 kg.	2	
Materials: Recycled LDPE plastic outer with internal FSC Certified OSB chamber Construction: Outer panels welded, internal chamber formed from stapled panels. Finish: Black Dimensions: Height: 420mm, width: 215mm, Depth: 111mm Entrance: 17mm wide Cavity: Internal chamber with no dividers 60mm wide Weight: 2.1kg	2	

2.2.2. The bat boxes will be installed facing between south-east to south-west, as this will provide additional heat throughout the day. Bats prefer to change roosts to benefit from varying ambient temperatures, so bat boxes are to be clustered together on the building and trees selected. The boxes will not be installed near to security lighting, and locations with the least disturbance have been selected.

2.2.3. The boxes cannot be incorporated into the building as it is structurally unsuitable for integrated boxes due to the use of Vertical Micro rib composite cladding panels.

2.2.4. Care should be taken to make sure boxes are not angled in such a manner to allow rain to enter them.

2.2.5. 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.

2.2.6. 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.

3 CONCLUSION

- 3.1.1. This report has been prepared in support of a proposed development involving the erection of seven dwellings, together with associated access works, infrastructure, and landscaping, following the demolition of the existing dwelling and buildings on site.
- 3.1.2. The BES has demonstrated the following:
- A layout plan detailing where the nesting/roost features to be positioned.
 - A specification concerning the type of features to be used. Specifically targeting species identified in the local area.
- 3.1.3. The site was found to predominantly comprise four buildings surrounded by amenity grassland bound by hedgerows and treelines with scattered trees and ornamental planting. The site was found to have value or potential value for bats and birds.

4 APPENDIX

LOCATIONS OF THE PROPOSED BAT AND BIRD BOXES

[illegible][illegible]

TPO tree to be retained

SUNNY BROW ROAD

GENERAL NOTE:
Existing boundary treatments to be possible - any areas requiring mending good to be repaired to m repaired sections of fencing/mas incorporate min 150mm x150mm of structure and ground level.

Key:

Bats

Birds

 32mm nest box

Approved by	KB
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