



envirotech

**Ecological Consultants
Environmental and Rural Chartered Surveyors**

Your Ref:
Our Ref: 3756

Chipping Homes Ltd
Units A2-A6 Edge Fold Industrial Estate
Plodder Lane
Farnworth
Bolton
England
BL4 0LR

Friday, 29 June 2018

Dear Sirs

RE: CONDITION 47 - NESTING BIRDS AND ROOSTING BATS

We would submit the following information in order to discharge condition 47 of the planning consent;

No development shall take place on a parcel of land (as defined on Dwg No 05024_MP_00_105) until details of the provisions to be made for bird nesting opportunities to be installed within the re-developed buildings and new buildings on that land parcel have been submitted to and approved in writing by the Local Planning Authority. The details shall include provision of appropriate nesting opportunities for House Sparrow, Song Thrush, Jackdaw and Swift. The development shall be carried out in accordance with the approved details which shall be implemented and be made available prior to the development hereby approved being brought into use.

This condition overlaps with condition 5. The proposed provision (number, siting and design) of bird boxes are the same for condition 5 as condition 47.

Song Thrush usually nest within shrubs/ bushes rather than houses. We would therefore suggest the provision of boxes with a tree on site is more appropriate.

Jackdaw are a pest species which will predate the young of other birds. This species is widespread and common and has a very low conservation value. It is very messy and noisy at its nest site. It usually nests in tree holes. We would therefore recommend the provision of a box within a tree on site is more appropriate.

- We would suggest the use of 22 x No. Vivara Pro Cambridge Brick Faced Swift Nest Box (Buff Brick)



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Envirotech NW Ltd

The Stables, Back Lane, Hale, Milnthorpe, Cumbria. LA7 7BL
Directors: A. Gardner BSc (Hons), MSc, CEnv, MCIEEM, MRICS, Dip NDEA
H. Gardner BSc (Hons), MSc, CEnv, MRICS
Registered in England and Wales. Company Registration Number 5028111

- We would suggest the use of 2 x No. Open fronted nest Box. This is a multi species suitable artificial tree hole box.
- We would suggest the use of 6 x No. Istock Enclosed Bat Box 'B' small
- We would suggest the use of 5 x 25mm Entrance Hole timber bird boxes to be cited in trees/ shrubs around the site providing nesting for a range of small passerine species.

Total number of boxes = 35

The combination of these bird boxes will provide a range of nesting opportunities. These should be positioned on elevations, preferably on gable ends, facing the site boundary and or large trees to the site boundary.

More than one box can be placed on the same tree or house with different species using each box and or bat colonies split between roosts. Species such as house sparrow are communal nesters.

The dense use of boxes is beneficial to some species which are usually outcompeted for nesting sites by Bluetit. Bluetit will not nest in proximity to each other hence saturation of bluetit territories is required before other species can utilise nest sites in the same area.

These products have been selected due to the longevity afforded to them by the material used, and the low annual maintenance that will be required post-installation.

The bird and boxes should all however be erected at a height of at least 2.5m around the eaves of the building and not above branches. Boxes are to be located away from structures that would allow predators, such as domestic cats, access to them.

A plan is attached for the suggested positions of the bird and bat boxes within site (Figure 1) along with elevational drawings Figure 2 and 3 showing the proposed locations on buildings.

Yours Sincerely



Andrew Gardner BSc (Hons), MSc, MCIEEM, MRICS, CEnv
Director Envirotech NW Ltd

- Key**
- Site Boundary
 - Ibtstock Enclosed Bat Box 'B' small
 - ★ Open Front Box
 - ★ Swift Box- Bluff Brick
 - ★ Timber Bird box



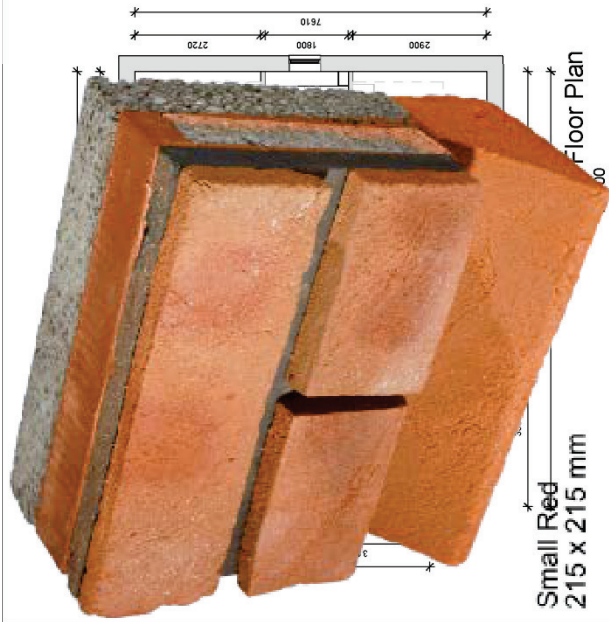
Accommodation Schedule

| Unit No. | Area | Type | Rooms | Car | Gar | Number | Use | Area of Site (sqm) | Area of Unit (sqm) |
|----------|------|--------|-------|-----|-----|--------|-----|--------------------|--------------------|
| 1 | 1.1 | 1.1.1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 2 | 1.2 | 1.2.1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 3 | 1.3 | 1.3.1 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 4 | 1.4 | 1.4.1 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 5 | 1.5 | 1.5.1 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 6 | 1.6 | 1.6.1 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| 7 | 1.7 | 1.7.1 | 7 | 7 | 7 | 7 | 7 | 7 | 7 |
| 8 | 1.8 | 1.8.1 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |
| 9 | 1.9 | 1.9.1 | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| 10 | 1.10 | 1.10.1 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| 11 | 1.11 | 1.11.1 | 11 | 11 | 11 | 11 | 11 | 11 | 11 |
| 12 | 1.12 | 1.12.1 | 12 | 12 | 12 | 12 | 12 | 12 | 12 |
| 13 | 1.13 | 1.13.1 | 13 | 13 | 13 | 13 | 13 | 13 | 13 |
| 14 | 1.14 | 1.14.1 | 14 | 14 | 14 | 14 | 14 | 14 | 14 |
| 15 | 1.15 | 1.15.1 | 15 | 15 | 15 | 15 | 15 | 15 | 15 |
| 16 | 1.16 | 1.16.1 | 16 | 16 | 16 | 16 | 16 | 16 | 16 |
| 17 | 1.17 | 1.17.1 | 17 | 17 | 17 | 17 | 17 | 17 | 17 |
| 18 | 1.18 | 1.18.1 | 18 | 18 | 18 | 18 | 18 | 18 | 18 |
| 19 | 1.19 | 1.19.1 | 19 | 19 | 19 | 19 | 19 | 19 | 19 |
| 20 | 1.20 | 1.20.1 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| 21 | 1.21 | 1.21.1 | 21 | 21 | 21 | 21 | 21 | 21 | 21 |
| 22 | 1.22 | 1.22.1 | 22 | 22 | 22 | 22 | 22 | 22 | 22 |
| 23 | 1.23 | 1.23.1 | 23 | 23 | 23 | 23 | 23 | 23 | 23 |
| 24 | 1.24 | 1.24.1 | 24 | 24 | 24 | 24 | 24 | 24 | 24 |
| 25 | 1.25 | 1.25.1 | 25 | 25 | 25 | 25 | 25 | 25 | 25 |
| 26 | 1.26 | 1.26.1 | 26 | 26 | 26 | 26 | 26 | 26 | 26 |
| 27 | 1.27 | 1.27.1 | 27 | 27 | 27 | 27 | 27 | 27 | 27 |
| 28 | 1.28 | 1.28.1 | 28 | 28 | 28 | 28 | 28 | 28 | 28 |
| 29 | 1.29 | 1.29.1 | 29 | 29 | 29 | 29 | 29 | 29 | 29 |
| 30 | 1.30 | 1.30.1 | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| 31 | 1.31 | 1.31.1 | 31 | 31 | 31 | 31 | 31 | 31 | 31 |
| 32 | 1.32 | 1.32.1 | 32 | 32 | 32 | 32 | 32 | 32 | 32 |
| 33 | 1.33 | 1.33.1 | 33 | 33 | 33 | 33 | 33 | 33 | 33 |
| 34 | 1.34 | 1.34.1 | 34 | 34 | 34 | 34 | 34 | 34 | 34 |
| 35 | 1.35 | 1.35.1 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| 36 | 1.36 | 1.36.1 | 36 | 36 | 36 | 36 | 36 | 36 | 36 |
| 37 | 1.37 | 1.37.1 | 37 | 37 | 37 | 37 | 37 | 37 | 37 |
| 38 | 1.38 | 1.38.1 | 38 | 38 | 38 | 38 | 38 | 38 | 38 |
| 39 | 1.39 | 1.39.1 | 39 | 39 | 39 | 39 | 39 | 39 | 39 |
| 40 | 1.40 | 1.40.1 | 40 | 40 | 40 | 40 | 40 | 40 | 40 |
| 41 | 1.41 | 1.41.1 | 41 | 41 | 41 | 41 | 41 | 41 | 41 |
| 42 | 1.42 | 1.42.1 | 42 | 42 | 42 | 42 | 42 | 42 | 42 |
| 43 | 1.43 | 1.43.1 | 43 | 43 | 43 | 43 | 43 | 43 | 43 |
| 44 | 1.44 | 1.44.1 | 44 | 44 | 44 | 44 | 44 | 44 | 44 |
| 45 | 1.45 | 1.45.1 | 45 | 45 | 45 | 45 | 45 | 45 | 45 |
| 46 | 1.46 | 1.46.1 | 46 | 46 | 46 | 46 | 46 | 46 | 46 |
| 47 | 1.47 | 1.47.1 | 47 | 47 | 47 | 47 | 47 | 47 | 47 |
| 48 | 1.48 | 1.48.1 | 48 | 48 | 48 | 48 | 48 | 48 | 48 |
| 49 | 1.49 | 1.49.1 | 49 | 49 | 49 | 49 | 49 | 49 | 49 |
| 50 | 1.50 | 1.50.1 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |

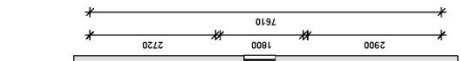


Figure 1

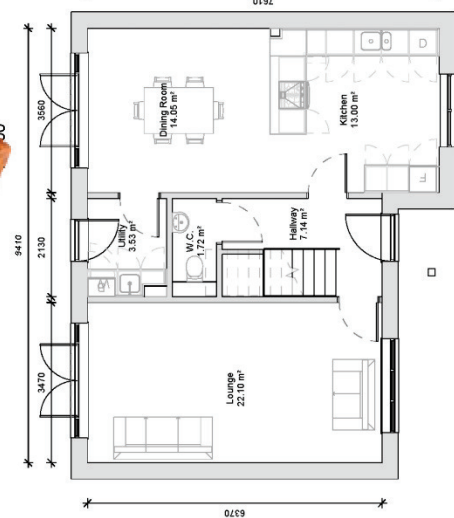
Location of bird/ bat bricks/ boxes



Small Red
215 x 215 mm

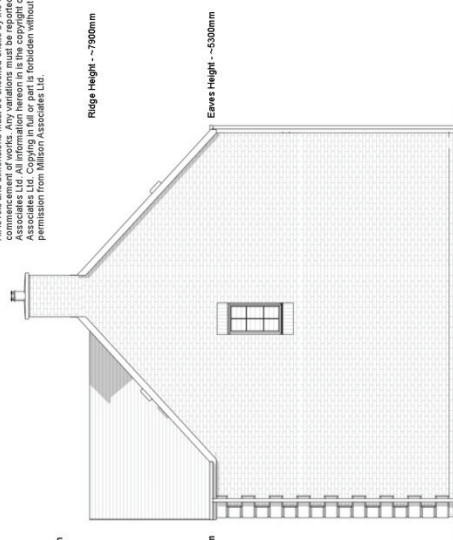


1 : 100

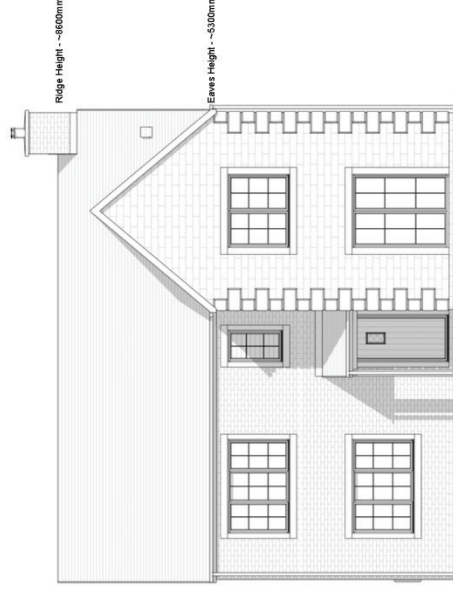


Ground Floor Plan
1 : 100

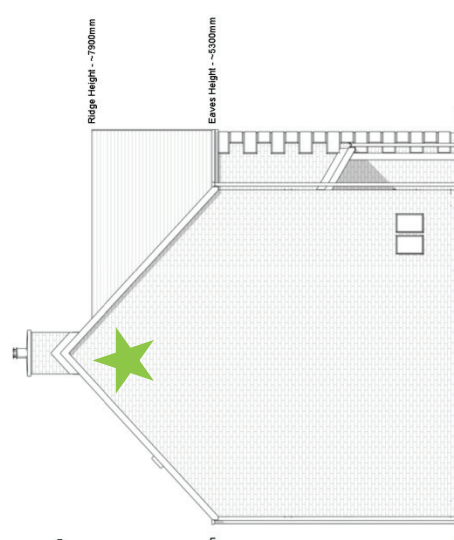
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Right Elevation
1 : 100



Front Elevation
1 : 100



Left Elevation
1 : 100



Rear Elevation
1 : 100

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Project Number: 2205 - FIN
Drawing Number: CHP - MA - 00 - ZZ - DR - A - 0001
Project - Origin - Zone - Level - Type - Roll - Number

Drawing: Overview

| | | | | | |
|---------|---------|-----------|----|-------|------------|
| Drawn: | LJ | Approved: | RB | Date: | 16/10/2017 |
| Scale: | 1 : 100 | Size: | A3 | Rev: | B |
| Status: | Tender | | | | |

Additional Information:

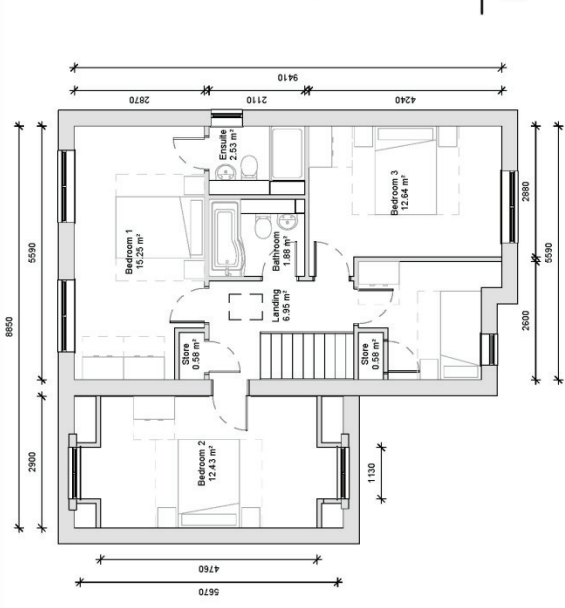
| Area | Area (m²) | Area (ft²) |
|--------------|-------------------|---------------------|
| Ground Floor | 65.224 m² | 702.068 ft² |
| First Floor | 130.448 m² | 1404.135 ft² |
| Total | 195.672 m² | 2106.203 ft² |

Project: Chipping - "Finstock" House Type
Client: Chipping Homes Limited

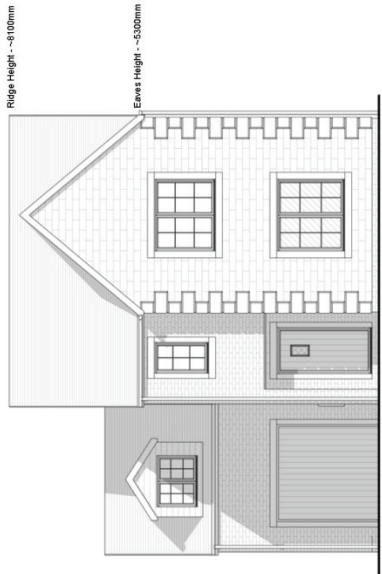
Figure 2 - integrated bat box

| Rev | Revision History | By | Date |
|-----|-------------------------------|----|------------|
| B | Eaves and Ridge Heights Noted | LJ | 15/01/2018 |
| A | Issued for tender | LJ | 24/10/2017 |

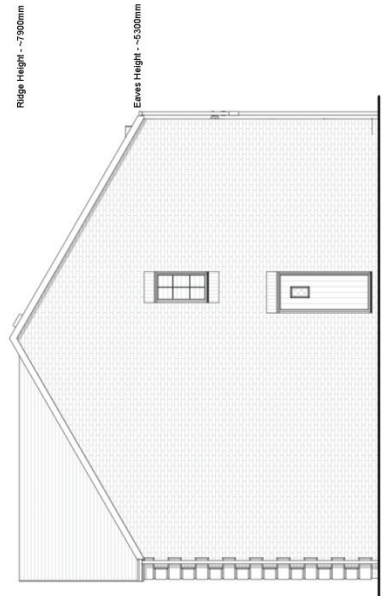
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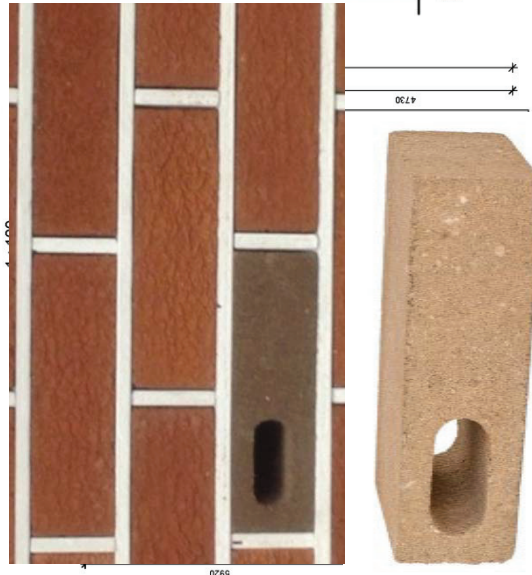
First Floor Plan
 1 : 100



Front Elevation
 1 : 100



Right Elevation
 1 : 100

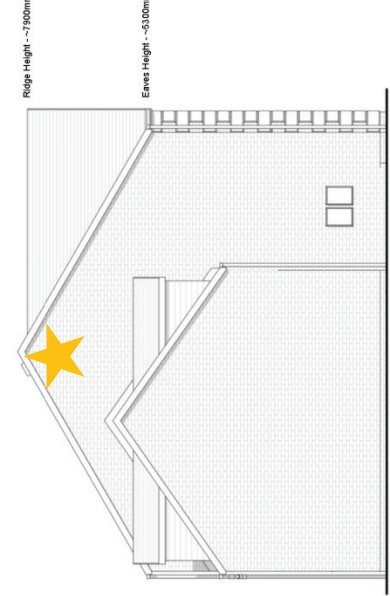


Ground Floor Plan
 1 : 100

Figure 3 - swift box



Rear Elevation
 1 : 100



Left Elevation
 1 : 100

Additional Information:

| Floor | Area (Metric) | Area (Imperial) |
|--------------|------------------------|---------------------------|
| Ground Floor | 51,029 m ² | 549,271 ft ² |
| First Floor | 67,836 m ² | 730,183 ft ² |
| | 118,865 m ² | 1,279,455 ft ² |

Project: Chipping - "Kingham" House Type
 Client: Chipping Homes Limited

Drawing: Overview

| Drawn: | Approved: | Date: |
|--------|-----------|------------|
| LJ | RB | 16/10/2017 |

| Scale: | Size: | Rev: |
|---------|-------|------|
| 1 : 100 | A3 | |

Status: Tender

Project Number: 2200 - KIN
 Drawing Number: CHP - MA - 00 - ZZ - DR - A - 0001
 Project Origin: Other, Low Type: Other, Number: 0161, 228, 0558
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Open sided box for Songthrush