



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

Tuesday, 06 February 2018

Dear Sirs

RE: CONDITION 5 - TREES AND ECOLOGY

We would submit the following information in order to discharge condition 5 of the planning consent;

"No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority."

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

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.



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Envirotech NW Ltd

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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 3 x Ibstock Enclosed Bat Box 'B small (Buff Brick)
- We would suggest the use of 3 x No. Sparrow Box - Smooth Brick (Buff Brick)
- We would suggest the use of 3 x No. Vivara Pro Cambridge Brick Faced Swift Nest Box (Buff Brick)
- We would suggest the use of 1 x No. Tawny Owl, Jackdaw and Stock Dove Nest Box. This is a multi species suitable artificial tree hole box.
- We would suggest the use of 1 x No. Open fronted nest Box. This is a multi species suitable artificial tree hole box.

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

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 bat and bird 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 bat and bird boxes within site (Figure 1) along with elevational drawings Figure 2, 3 and 4 showing the proposed locations on buildings.

Yours Sincerely



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

1 Detached 0 157 1987 3 471 5091 1468 4821



Key

- Site Boundary
- ★ Ibstock Enclosed Bat Box 'B' small
- ★ Sparrow Box - Smooth Brick
- ★ Swift Box- Buff Brick
- ★ Jackdaw Box
- ★ Open sided box

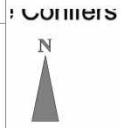
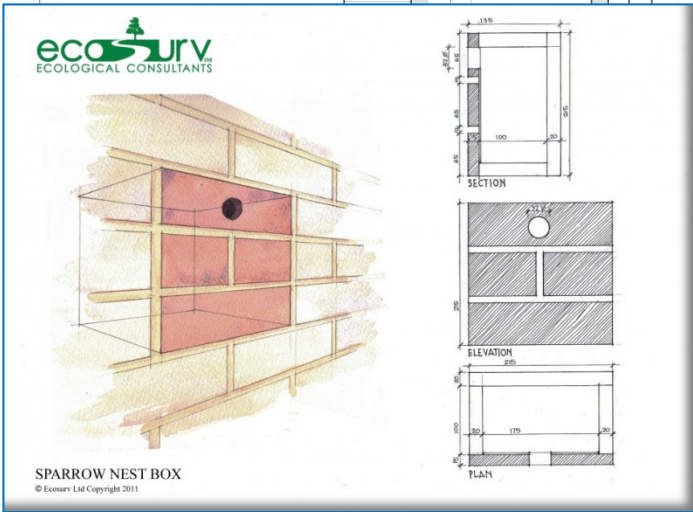
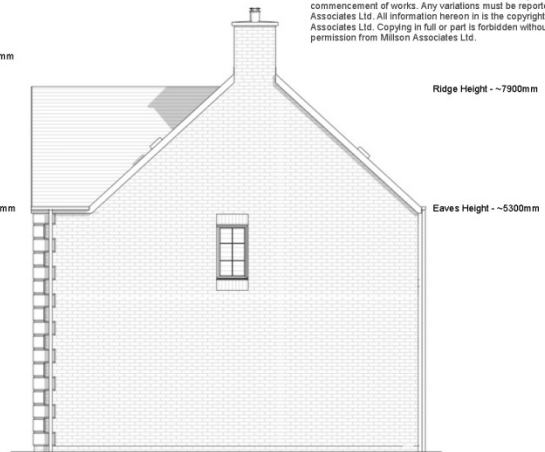
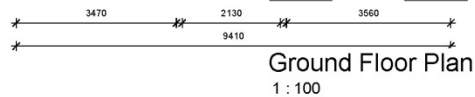


Figure 1
Location of Bat and bird bricks/ boxes



Shown as red brick faced, will be buff brick to match existing



Drawing Information:
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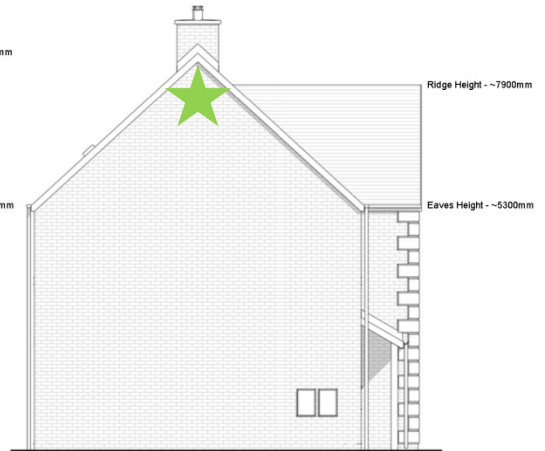


Figure 2- integrated sparrow nest site

Additional Information:

Area Schedule

| Floor: | Area (Metric): | Area (Imperial): |
|--------------|------------------------|--------------------------|
| Ground Floor | 65.224 m ² | 702.068 ft ² |
| First Floor | 65.224 m ² | 702.068 ft ² |
| | 130.448 m ² | 1404.135 ft ² |

Project:

Chipping - "Finstock" House Type

Client:

Chipping Homes Limited

Drawing:

Overview

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

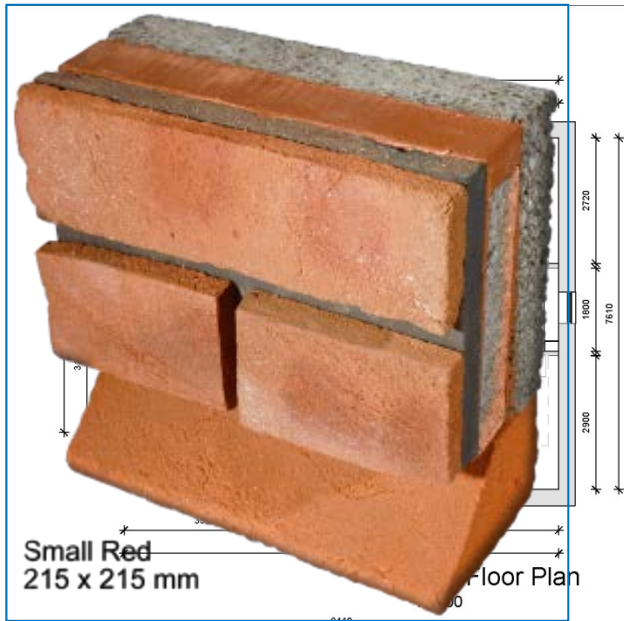


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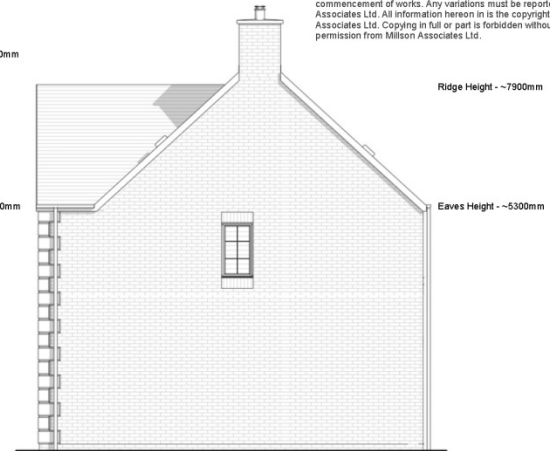
Project Number: 2205 - FIN Drawing Number: CHP - MA - 00 - ZZ - DR - A - 0001
Project - Origin - Zone - Level - Type - Role - Number

| | | | |
|---|-------------------------------|----|------------|
| B | Eaves and Ridge Heights Noted | LJ | 15/01/2018 |
| A | Issued for Tender | LJ | 24/10/2017 |

| Rev | Revision History | By | Date |
|-----|------------------|----|------|
|-----|------------------|----|------|



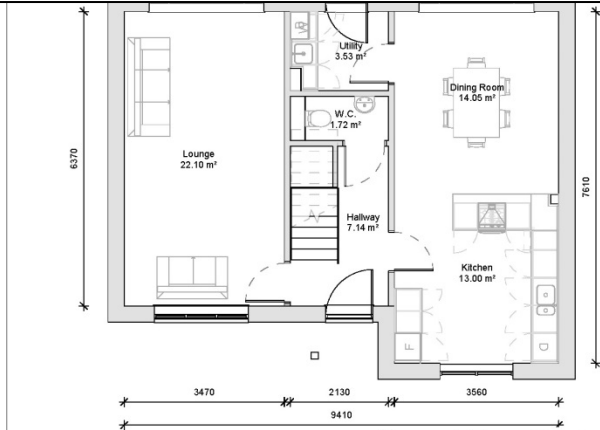
Front Elevation
1 : 100



Right Elevation
1 : 100

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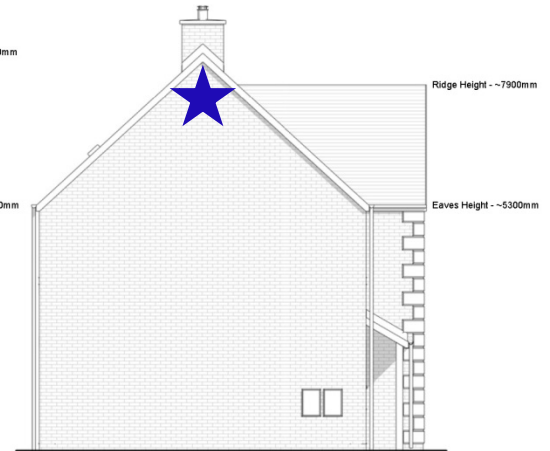
Shown as red brick faced, will be buff brick to match existing



Ground Floor Plan
1 : 100



Rear Elevation
1 : 100



Left Elevation
1 : 100

Figure 3- integrated bat roost site

Additional Information:

Area Schedule

| Floor: | Area (Metric): | Area (Imperial): |
|--------------|------------------------|--------------------------|
| Ground Floor | 65.224 m ² | 702.068 ft ² |
| First Floor | 65.224 m ² | 702.068 ft ² |
| | 130.448 m ² | 1404.135 ft ² |

Project:

Chipping - "Finstock" House Type

Client:

Chipping Homes Limited

Drawing:

Overview

Drawn: LJ

Approved: RB

Date: 16/10/2017

Scale: 1 : 100

Size: A3

Rev: B

Status: Tender

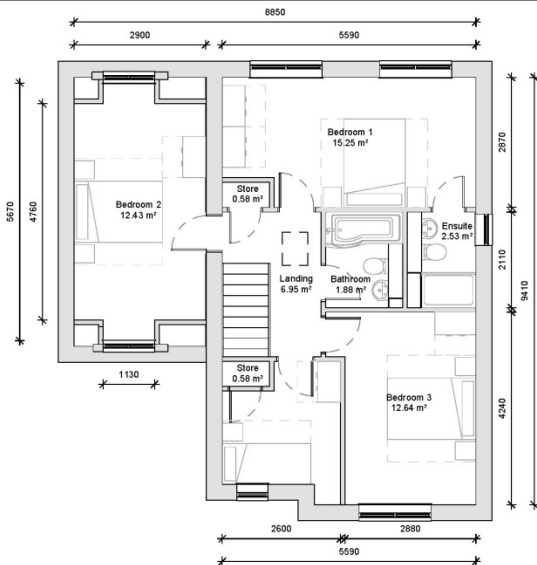


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| Rev | Revision History | By | Date |
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First Floor Plan
1 : 100



Front Elevation
1 : 100



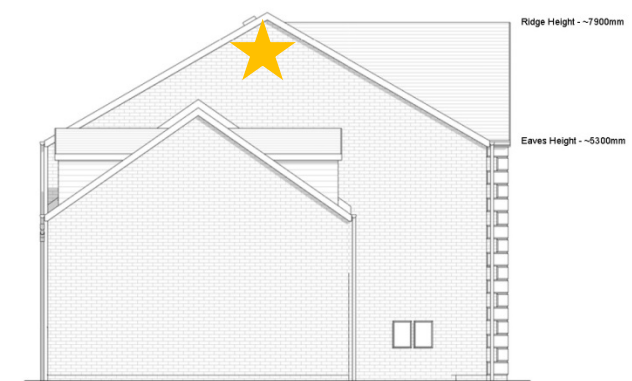
Right Elevation
1 : 100



Ground Floor Plan
1 : 100



Rear Elevation
1 : 100



Left Elevation
1 : 100

Additional Information:

Area Schedule

| 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 | 1279.455 ft ² |

Project:

Chipping - "Kingham" House Type

Client:

Chipping Homes Limited

Drawing:

Overview

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



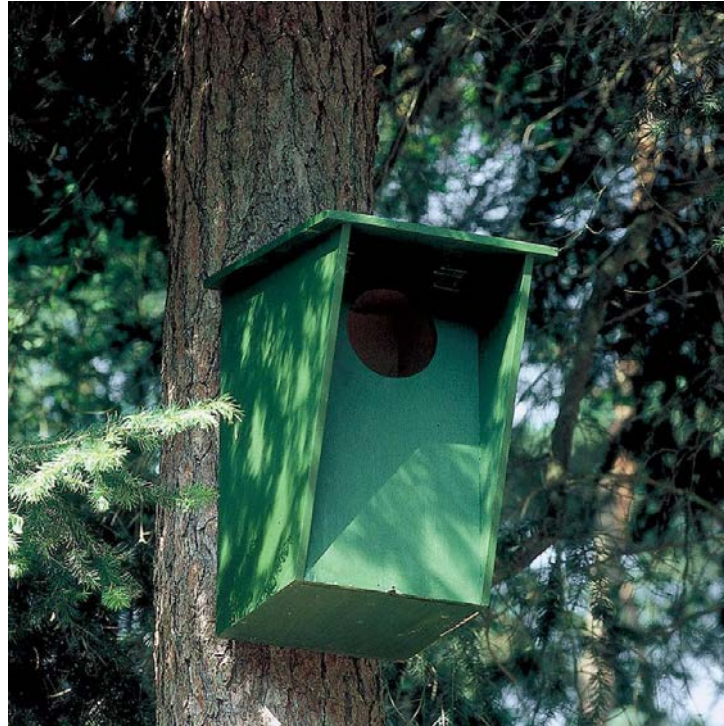
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 Drawing Number: CHP - MA - 00 - ZZ - DR - A - 0001
 Project - Origin - Zone - Level - Type - Role - Number

Figure 4- integrated Swift nest site



Open sided box for Songthrush



Jackdaw Nest box (Tree Hole)