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11 February 2016

Land at Higgins  
Brook, East of  
Chipping Lane,  
Longridge – Phase 1

Details of Artificial  
Bird and Bat Box  
Locations and  
Sittings for  
Discharge of  
Condition 21

Report Number: 2001\_R14\_HC\_LP

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Tyler Grange

Birmingham • Cotswolds • Exeter • London • Manchester

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Location of Bird Boxes to be Installed  
2001/P63 February 2016 HC/SP

Location of Bat Boxes to be Installed  
2001/P64 February 2016 HC/SP

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# Section 1: Introduction

- 1.1. Tyler Grange LLP (TG) have been commissioned to provide details on the location and siting of new artificial bird nest boxes and bat roost boxes for a proposed residential-led development at land to the immediate north of the settlement of Longridge (hereafter referred to as the 'site'). The site is centred on Ordnance Survey (OS) grid reference SD 60377 38045 and extends to a total area of 24.8 hectares (61.3 acres).
- 1.2. An Ecological Assessment of the site was originally prepared by TG in March 2015 to accompany the outline planning application (Reference 3/2014/0764) for up to 363 dwellings including affordable housing and housing for the elderly, relocation of Longridge Cricket Club to provide a new cricket ground, pavilion, car park and associated facilities, new primary school, vehicular and pedestrian access, landscaping and public open space, with all matters reserved except for access. The baseline findings of the Ecological Assessment, inclusive of survey methodology, scope, site description, planning context and development implications review for the outline scheme layout are included within document **2001/R08b**.
- 1.3. Outline planning consent was granted on 29th October 2015. Condition 21 of the outline consent states that:

*“Prior to commencement of development within a phase, details of the provisions made for building dependant species of conservation concern, including artificial bird nesting boxes and artificial bat roosting sites for that phase shall be submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependant 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 during the actual construction of those individual dwellings identified on the submitted plan and made available for use before each such dwelling is first occupied unless otherwise agreed in writing by the Local Planning Authority.”*
- 1.4. This document provides details on the provision and siting of the artificial bird nest boxes and bat roosting boxes within the Phase I development and has been produced to inform the discharge of condition 21.



## Section 2: Provision of Bird Nesting Boxes

- 2.1 A total of eight artificial bird nest boxes will be installed within the external walls of residential dwellings within plots 4, 8, 85, 92-95 (one building), 109 and 118. The boxes can be set within the brickwork / external wall cavity itself and will comprise:
- x4 Schwegler 1SP house sparrow *Passer domesticus* terraces;
  - x2 Schwegler brick bird nest boxes Type 24 (suitable for small birds such as great tit *Parus major*, blue tit *Cyanistes caeruleus* and coal tit *Periparus ater*); and
  - x2 Schwegler brick bird nest boxes Type 25 (suitable for common swift *Apus apus*).
- 2.2 All three types of box will offer permanent nesting opportunities to a range of bird species which have been recorded on site and in the local area such as starlings *Sturnus vulgaris* and house sparrow, both UK priority species and, in the case of house sparrow, listed within the urban species group of the Lancashire Local Biodiversity Action Plan (LBAP).
- 2.3 The boxes will be located on aspects facing between North and East (avoiding strongest sunlight and wettest wind) with a clear flight path to the entrance (see **plan 2001/P63** for locations of the bird boxes). The locations minimise the risk of excessive direct sun, wind and rain whilst offering cover, shelter and foraging opportunities from the nearby retained tree lines, hedgerows and newly created habitat.
- 2.4 All boxes should be sited at a minimum of 2m to 4m from ground level, with the house sparrow terraces (SP1) and swift nest bricks (Schwegler T25) being sited under the eaves. As these species nest in loose colonies two boxes have been positioned on a single building on Plots 8 and 92 - 95.
- 2.5 The box dimensions of the Schwegler bird bricks correspond to those of standard, commercially available bricks used in modern European construction. These dimensions allow for a 1cm layer of mortar enabling the nesting blocks to be inserted in any wall without the need to cut adjoining bricks. The box can be installed flush with the outside wall and can be rendered or covered so that only the entrance hole is visible.
- 2.6 If possible, boxes will require cleaning out annually, which should be undertaken between October and February to avoid disturbance to nesting birds.
- 2.7 Refer to plan **2001/P63** for locations of the bird boxes on the buildings. **Table 2.1** below details the location of where the boxes are to be sited. Illustrations of the boxes are provided in **Appendix 1**.



Plot Number	Building Type	Bird Box Type (& number)	Location and Aspect of Bird Box
4	MOR2	T24 (x1)	Single brick box on building frontage, facing north.
8	MOR2	T25 (x2)	Two brick boxes on side elevation under eaves facing north east. Offset from window below.
85	MOR (detach)	SP1 (x1)	Single house sparrow terrace at gable end facing north west. Offset from window below.
92 - 95	FOX x4	SP1 (x2)	Single house sparrow terrace on rear elevation on far right corner under eaves facing north east.  Single house sparrow terrace on side elevation on far right corner under eaves facing north.
109	MOR (detach)	T24 (x1)	Single brick box at gable end facing north east.
118	MOR (detach)	SP1 (x1)	Single house sparrow terrace at gable end facing north east. Offset from window below.
<p><i>Abbreviations</i>  1SP - Schwegler 1SP house sparrow terrace  T24 - Schwegler brick bird nest box Type 24  T25 - Schwegler brick bird nest box Type 25</p>			

**Table 2.1: Details of the location and aspect of the bird boxes to be installed (See plan 2001/P63)**



## Section 3: Provision of Bat Roosting Opportunities

- 3.1 A total of six artificial bat roosting boxes will be installed within the external walls of residential dwellings within plots 14, 32, 36, 57, 62 and 67. This number is derived from the ratio of replacing every tree with bat potential that is to be lost with two artificial boxes. Therefore, as three trees with bat roost potential are to be removed, six new permanent, artificial roosting opportunities will be incorporated within the new development (see TG Bat Inspection Report R16).
- 3.2 The box type will be the Schwegler 1FR Bat Tube. This box offers suitable roosting conditions for the range of crevice dwelling bat species recorded on site and within the local area, such as common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *P.pygmaeus*. The 1FR Bat Tubes are designed to be installed on the external walls of the residential buildings, either flush or beneath rendered surveys so that they are unobtrusive in appearance whilst providing a permanent roost space. These boxes do not require any cleaning or maintenance as droppings fall out of the entrance ramp.
- 3.3 The bat boxes are to be installed as high as possible (at least 4m high), positioned near to the eaves at the gable apex. The boxes should have an unobstructed approach and no lighting should be directed towards them.
- 3.4 As temperature is known to be an important factor influencing the success of artificial roost boxes (BCT, 2012) the boxes are to be sited on the southern, south-eastern and southwest aspects of the building to receive maximum amounts of sunlight and warmth.
- 3.5 The siting of the bat boxes also takes into consideration surrounding habitats, with boxes fronting onto, or adjacent to, retained and / or newly created habitat features within the development such as tree lines, hedgerows, wet ditches and areas of grassland and open space. The location of the boxes on the buildings also takes into account the positioning of windows and doors and boxes have been sited to avoid being above such features to minimise inconvenience to the building's inhabitants whilst ensuring the boxes are in optimal positions for bats to use with minimal disturbance.
- 3.6 Refer to plan **2001/P64** for locations of the bat boxes on the buildings. **Table 3.1** below details the location of where the boxes are to be sited. Illustrations of the bat box are provided in **Appendix 1**.

Plot Number	Building Type	Location and Aspect of Bat Tube
14	KEN	At apex of south facing gable.
32	SOM	At apex of east south east facing gable.
36	MOR2	Close to eaves, offset from window below, at south west facing gable.
57	ASHa	Close to eaves and apex, offset from window below at south west facing gable.
62	LIN	At apex of south east gable.
67	FAR	At apex of south west gable.

**Table 3.1: Details of the location and aspect of the bat boxes to be installed (See plan 2001/P64)**



# Reference

Bat Conservation Trust (2016). Bat boxes - Bat Conservation Trust. [online] Available at: [http://www.bats.org.uk/pages/bat\\_boxes.html](http://www.bats.org.uk/pages/bat_boxes.html) [Accessed 11 Feb. 2016].



# Appendix 1: Details of Artificial Bird and Bat Boxes





# Appendix 1: Details of Artificial Bird and Bat Boxes

## House Sparrow Terrace

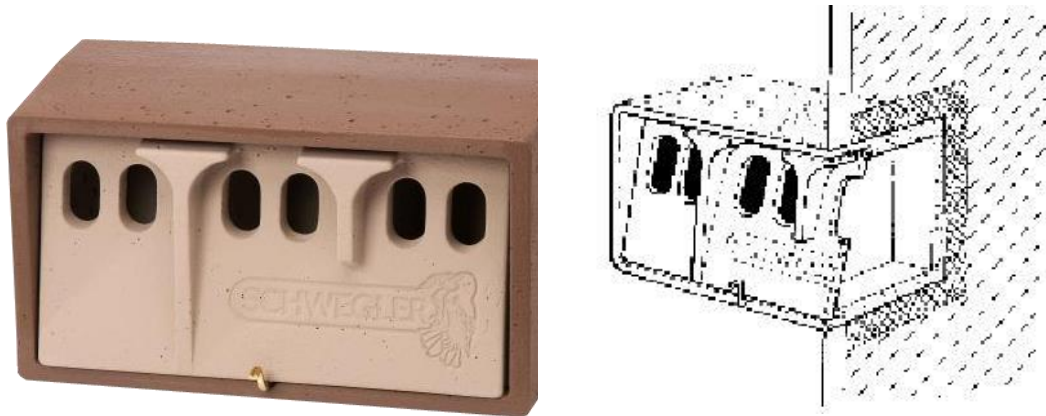


Figure A1.1: 1SP Schwegler House Sparrow Terrace (image from [www.NHBS.com](http://www.NHBS.com))

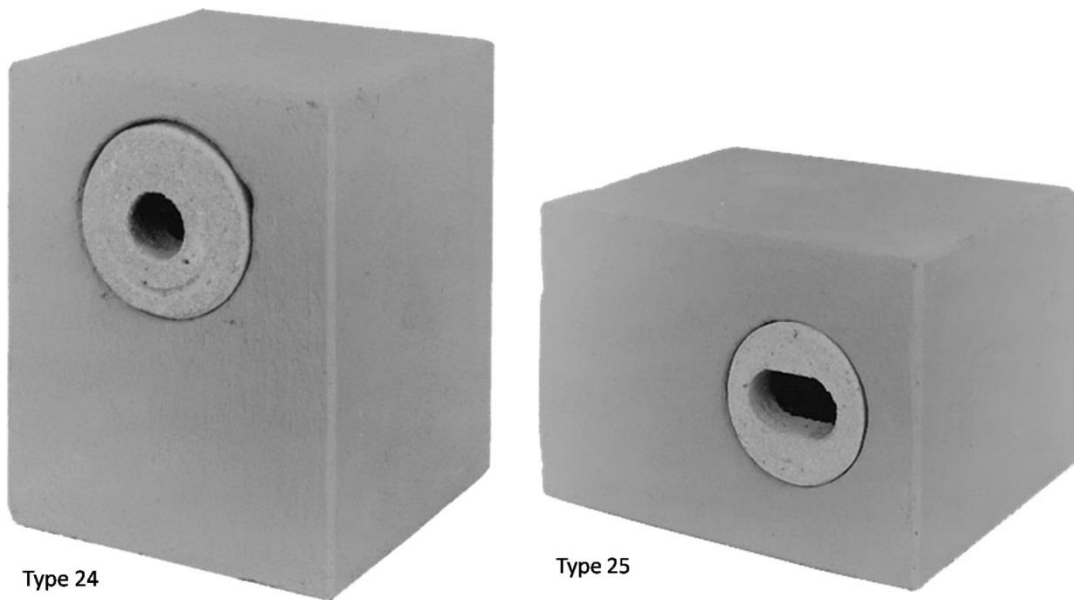


Figure A1.2: Schwegler Brick Nest Boxes (image from [www.NHBS.com](http://www.NHBS.com))

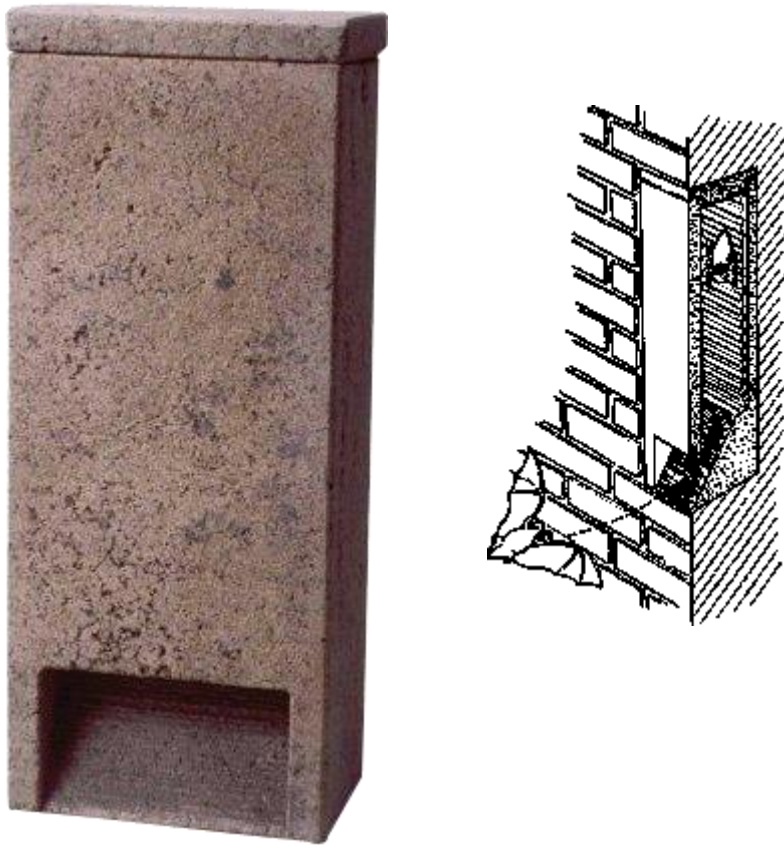


Figure A1.3: Schwegler 1FR Bat Tube (image from [www.NHBS.com](http://www.NHBS.com))

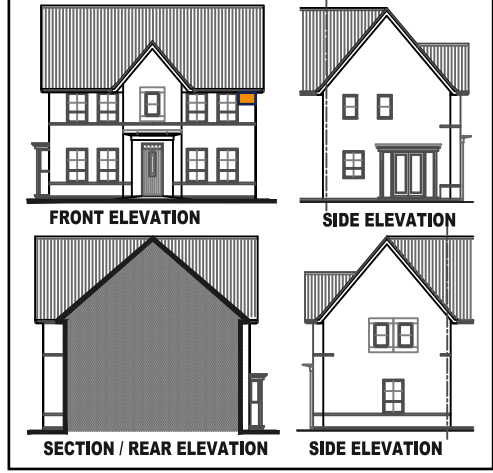
# Plans

Location of Bird Boxes to be Installed  
2001/P63 February 2016 HC/SP

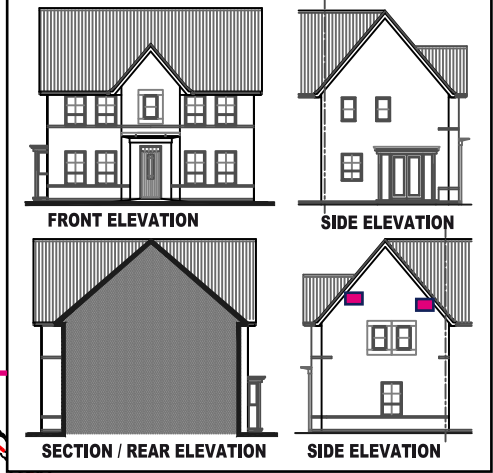
Location of Bat Boxes to be Installed  
2001/P64 February 2016 HC/SP



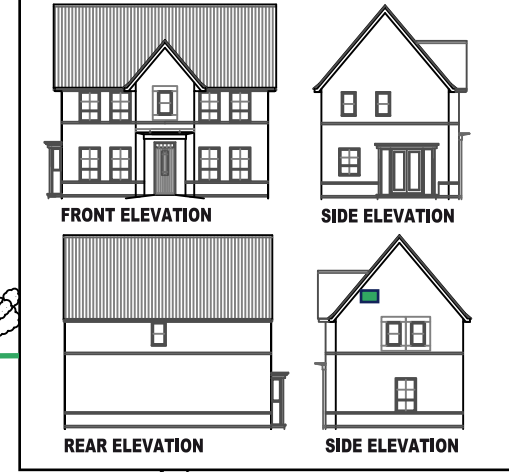
Plot 4 - Morpeth 2 Building  
x1 nest brick (type 24) on  
north frontage



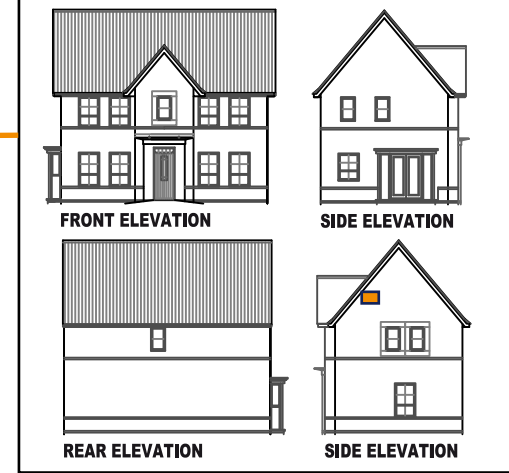
Plot 8 - Morpeth 2 Building  
x2 nest bricks (type 25) on  
north east gable



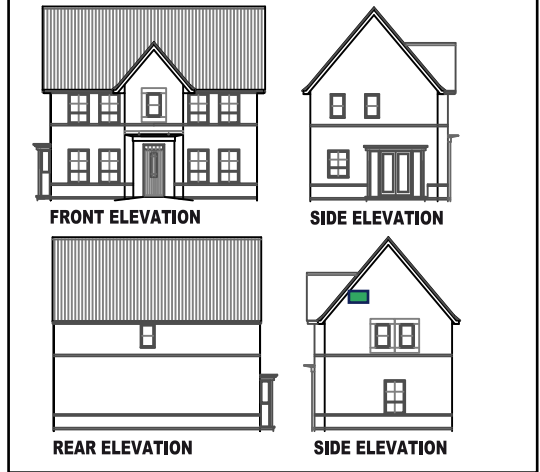
Plot 118 - Morpeth 2 Detached  
Building  
x1 SP1 north east facing



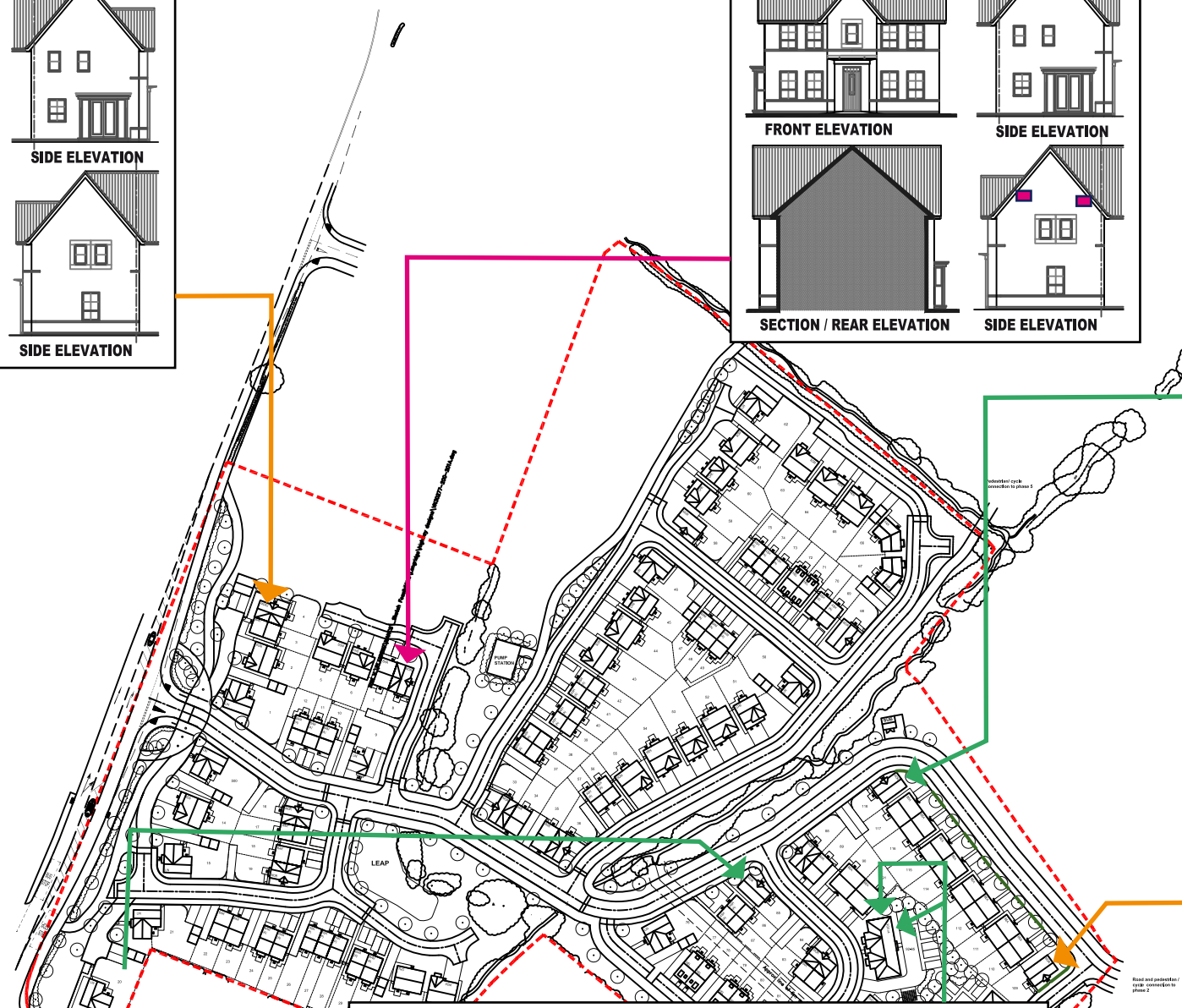
Plot 109 - Morpeth 2 Detached  
Building  
X1 SP1 north east facing







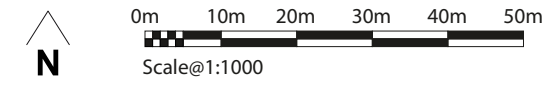
Plot 85 - Morpeth 2 Detached Building  
x1 SP1 north west facing



Plot 92 - 95 - Foxtan Building  
x2 SP1 - x1 on north gable and x1 north east rear elevation



-  Site Boundary
-  Schwegler SP1 House sparrow terrace
-  Schwegler nest brick type 24
-  Schwegler nest brick type 25 (swifts)



Project Land at Higgins Brook, East of Chipping Lane, Longridge - pPhase 1

Drawing Title **Location and Specifications of Bird Boxes to be Installed**

Scale As Shown (Approximate)

Drawing No. 2001/P63



Date February 2016

Checked HC/SP

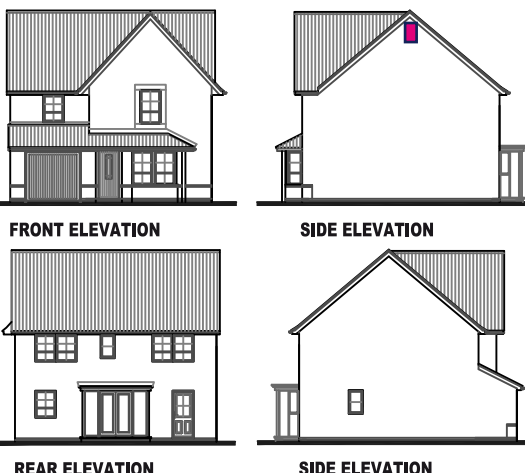


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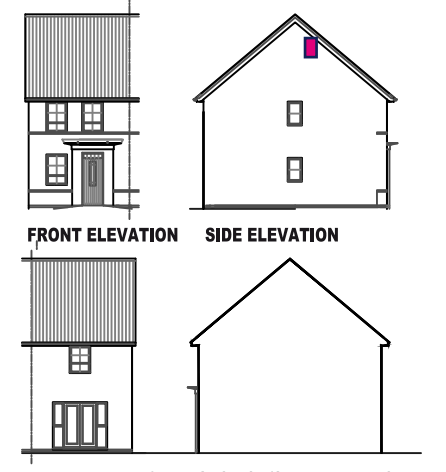
-  Site Boundary
-  x6 Schwegler 1FR bat tube (x 1 per building)

**Plot 14 - Kennington Building**  
Bat box located on south gable



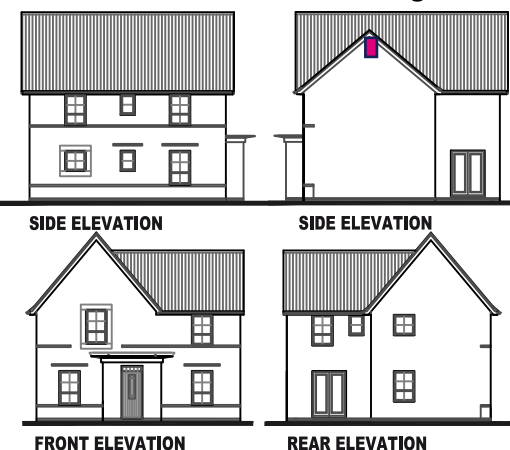
FRONT ELEVATION    SIDE ELEVATION  
REAR ELEVATION    SIDE ELEVATION

**Plot 57 - Ashford Building**  
Bat box located on south west gable



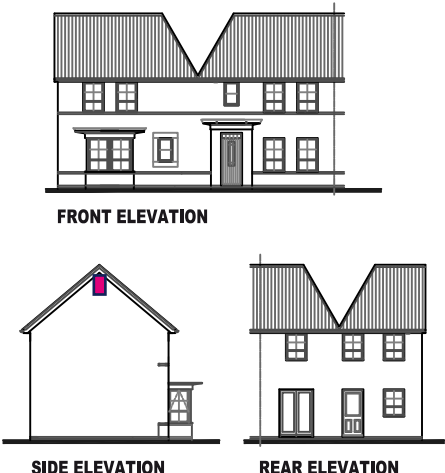
FRONT ELEVATION    SIDE ELEVATION  
REAR ELEVATION    SECTION/SIDE ELEVATION

**Plot 62 - Lincoln Building**  
Bat box located on south east gable




SIDE ELEVATION    SIDE ELEVATION  
FRONT ELEVATION    REAR ELEVATION

**Plot 67 - Faringdon**  
Bat box located on south west gable



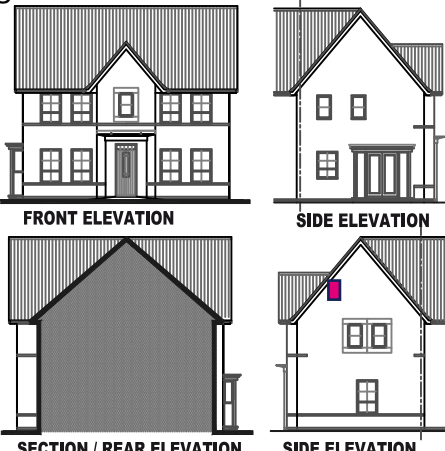
FRONT ELEVATION  
SIDE ELEVATION    REAR ELEVATION

**Plot 32 - Somerton Building**  
Bat box located on east south east gable

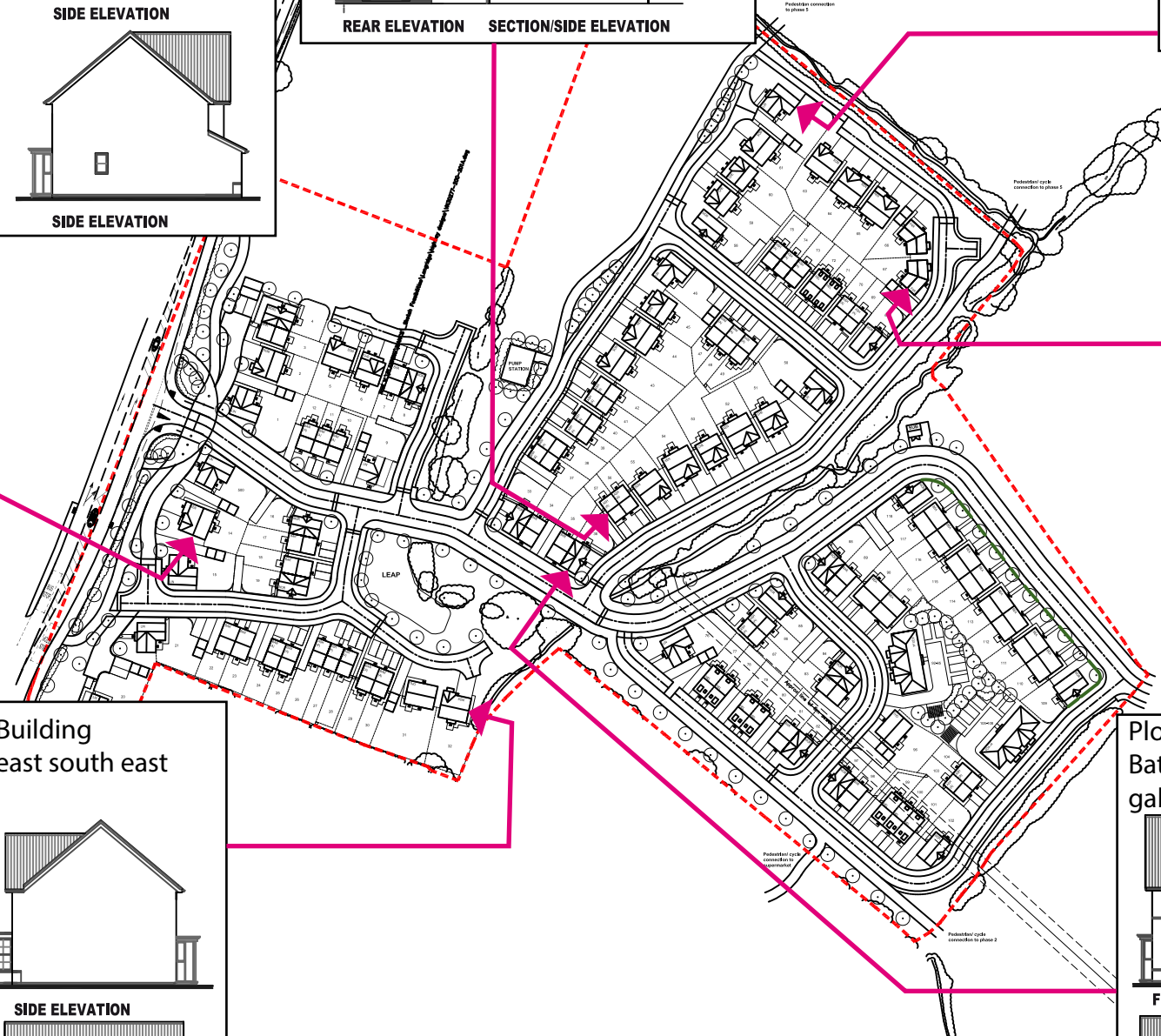


SIDE ELEVATION    SIDE ELEVATION  
FRONT ELEVATION    REAR ELEVATION

**Plot 36 - Morpeth 2**  
Bat box located on south west gable



FRONT ELEVATION    SIDE ELEVATION  
SECTION / REAR ELEVATION    SIDE ELEVATION



**Project** Land at Higgins Brook, East of Chipping Lane, Longridge

**Drawing Title** Location and Specification of Bat Boxes to be Installed

**Scale** As Shown (Approximate)

**Drawing No.** 2001/P64

**Date** February 2016

**Checked** HC/SP



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