



Ecological Consultants  
Environmental and Rural Chartered Surveyors

Your Ref:  
Our Ref: 200

Gary Fox  
Redrow Homes Limited  
Redrow House  
14 Eaton Avenue  
Matrix Office Park  
Buckshaw Village  
Chorley  
PR7 7NA

Thursday, 26 January 2023

Dear Sirs,

**RE: CONDITION 22 – NESTING BIRDS AND ROOSTING OPPORTUNITIES FOR BATS  
NEDDY LANE, BILLINGTON**

With regard to the planning consent, pertaining to Nedly Lane, Billington, we would submit the following information in order to discharge condition 22 of the planning consent;

**“22. Bat and Bird Boxes**

*Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.*

*For the avoidance of doubt the details shall be submitted on a dwelling/building dependent species site plan and include details of plot numbers and identify the actual wall and roof elevations into which the above provisions shall be incorporated.*

*The artificial bird/bat boxes shall be incorporated into the identified individual dwellings during their construction and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.*

*REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development”*



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Envirotech NW Ltd

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Registered in England and Wales. Company Registration Number 5028111

In this area of Lancashire there are two key BAP species of bird which benefit from the provision of nest sites in urban areas, House Sparrow (*Passer domesticus*) and Swift (*Apus apus*).

Crevice dwelling bats such as Pipistrelle Sp. will readily use artificial roost sites in buildings.

All Hampstead houses and garages have been used to enable a standard build pattern to be used.

We would suggest the use of 3 x Integrated Bat Boxes and 3 x integrated swift nests into the gable wall of plots 7, 11 and 13. PRO UK Build-in WoodStone Bat Box and Swift Box - Smooth Brick would be suitable.

We would suggest the use of 2 x integrated swift nests into the gable walls. Swift Box - Smooth Brick would be suitable in Plots 3 and 16.

We would suggest the use of 4 x 1SP Schwegler Sparrow Terraces. An alternative Terraced Sparrow Box - with Custom Brick Facing would also be appropriate. These will be installed to the rear gable of the garages, under the apex of the roof. Plot 4, 9, 17 and 18.

Integrated rather than surface mounted boxes should be used. Some integrated boxes are in short supply, exchange of one type for another which are available at the time of need would be acceptable.

Bat and bird boxes can be purchased from nhbs.com but other suppliers are available.

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.

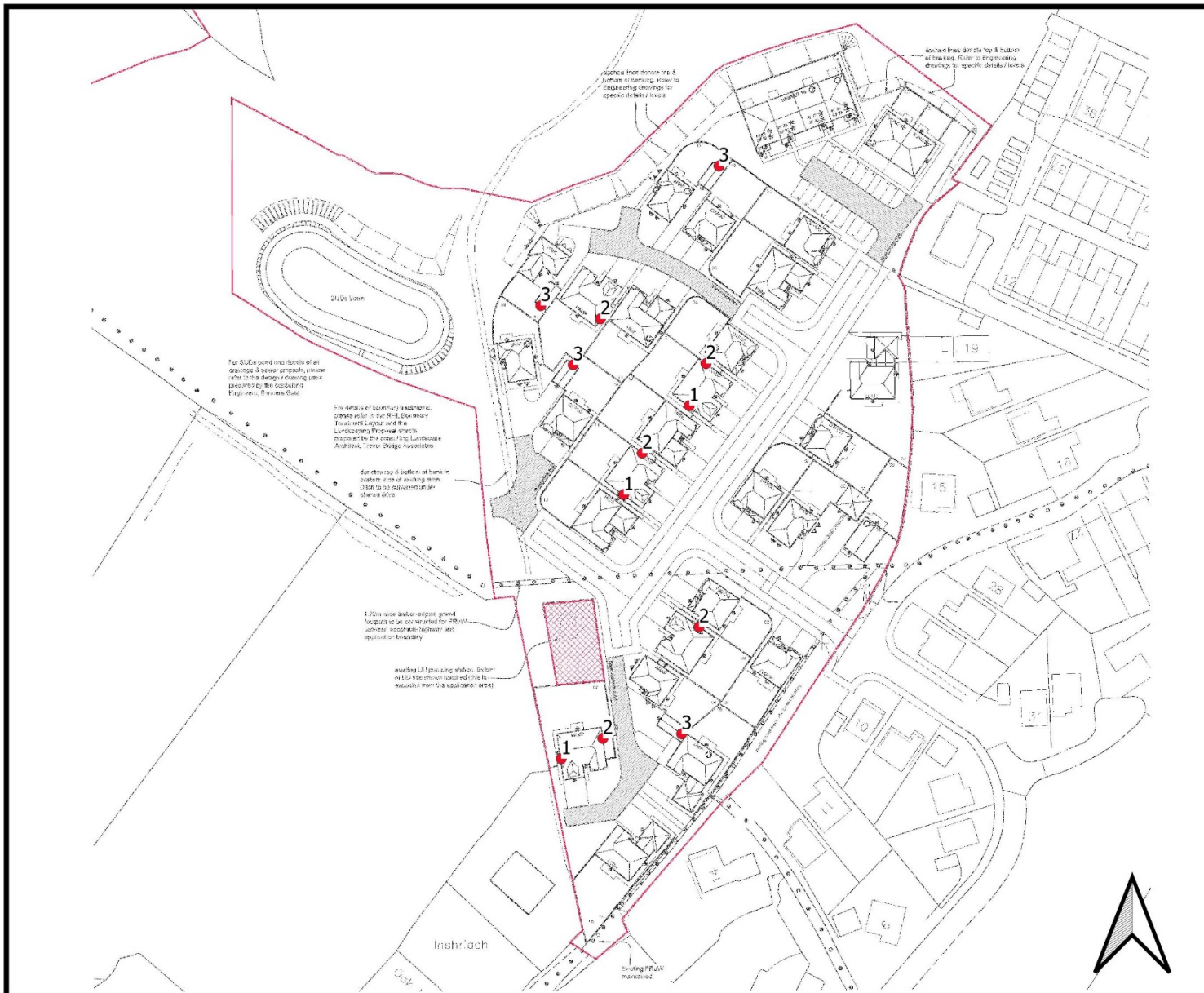
Boxes are provide way from windows and doorways where droppings can be an issue for occupants of houses.

A plan is attached for the suggested positions of the bat and bird boxes within site (Figure 1). The locations within building elevations is shown on Figure 2 and Figure 3.

Yours Sincerely



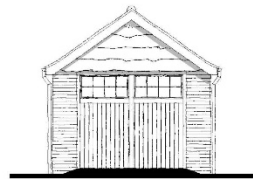
Andrew Gardner BSc (Hons), MSc, MRICS  
Director Envirotech NW Ltd



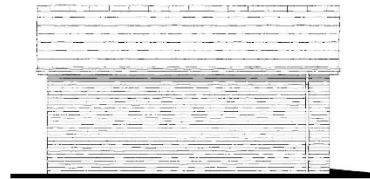
- Boundary
- 1 = Bat Box
- 2 = Swift Box
- 3 = Sparrow Box

Figure 1  
Nest and Bird  
Box locations

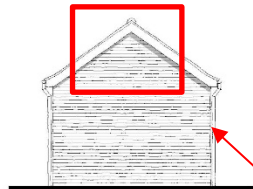




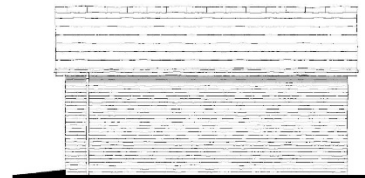
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Sparrow terrace at apex on rear elevation of garage



Ground Floor



Garage  
SGS\_002  
Heritage Collection  
"2017 Edition"

EF Series Brick (B1)  
220sqft 20.45m<sup>2</sup>  
DATE: April 2018  
REV: -

EF\_GAR\_SGS2

Drawing scale 1:100 @ A3

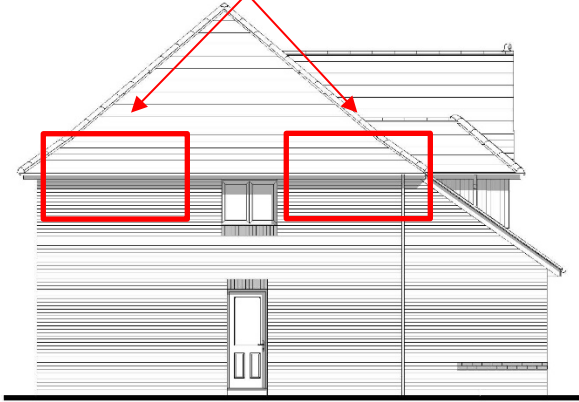




Bat and Swift boxes under eaves away from windows



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Bat and Swift boxes under eaves away from windows

Scale 1:100 @\_A3  
0m 1m 2m 3m 4m 5m

# Hampstead

## Heritage Collection F Series

1850 ft<sup>2</sup> 171.84 m<sup>2</sup>  
Elevation Code: B1  
Date: Oct 2020  
EF\_HAMP\_DM.1

