



Adamson House  
Towers Business Park  
Wilmslow Road  
Didsbury  
M20 2YY

9<sup>th</sup> December 2023

To whom it may concern,

## **Ecological Mitigation and Enhancement Plan – Hillside, Moor Lane, Wiswell, B9DG**

Planning Ref - 3/2023/0223

### **1. Introduction**

Planning permission has been granted for the demolition of an existing house and construction of a replacement dwelling. (Application No: - 3/2023/0223).

Condition 21 of the above planning permission states:

*21. 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 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 the numbers of artificial bird nesting boxes and artificial bat roosting sites. 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 installed in accordance with the agreed details before the dwelling is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.*

To address the ecological elements of these planning conditions, an appropriate ecological mitigation and enhancement scheme for the site has been devised (see below) by Richard Roe (BSc, MSc, MCIEEM, CEnv). Richard has over 20 years' experience as a professional ecologist.

### **2. Biodiversity Enhancement Plan**

#### *Bat and Bird Nesting Provision Proposals*

It is recommended that the development is enhanced for roosting bats and nesting birds including house sparrow. This can be achieved through the installation of appropriate bat and bird nest boxes into the walls of the proposed new building and will also include the installation of bat boxes on retained mature trees.

The bat and bird boxes will be installed into the new gables of the proposed new house. The bat boxes will be located as close to the gable apexes as possible, with house sparrow boxes located either side of the bat boxes.

The bat boxes to be installed into the building will comprise of 3 x integral bat boxes (e.g. Habibat 003, Vivara Pro Build in Bat Box, Ibstock Bat C or similar)

It is recommended that a total of 4 x Sparrow Nest Boxes (e.g. Vivara Pro Woodstone Sparrow Box, Habibat Sparrow Box or similar) are installed within the proposed new building.

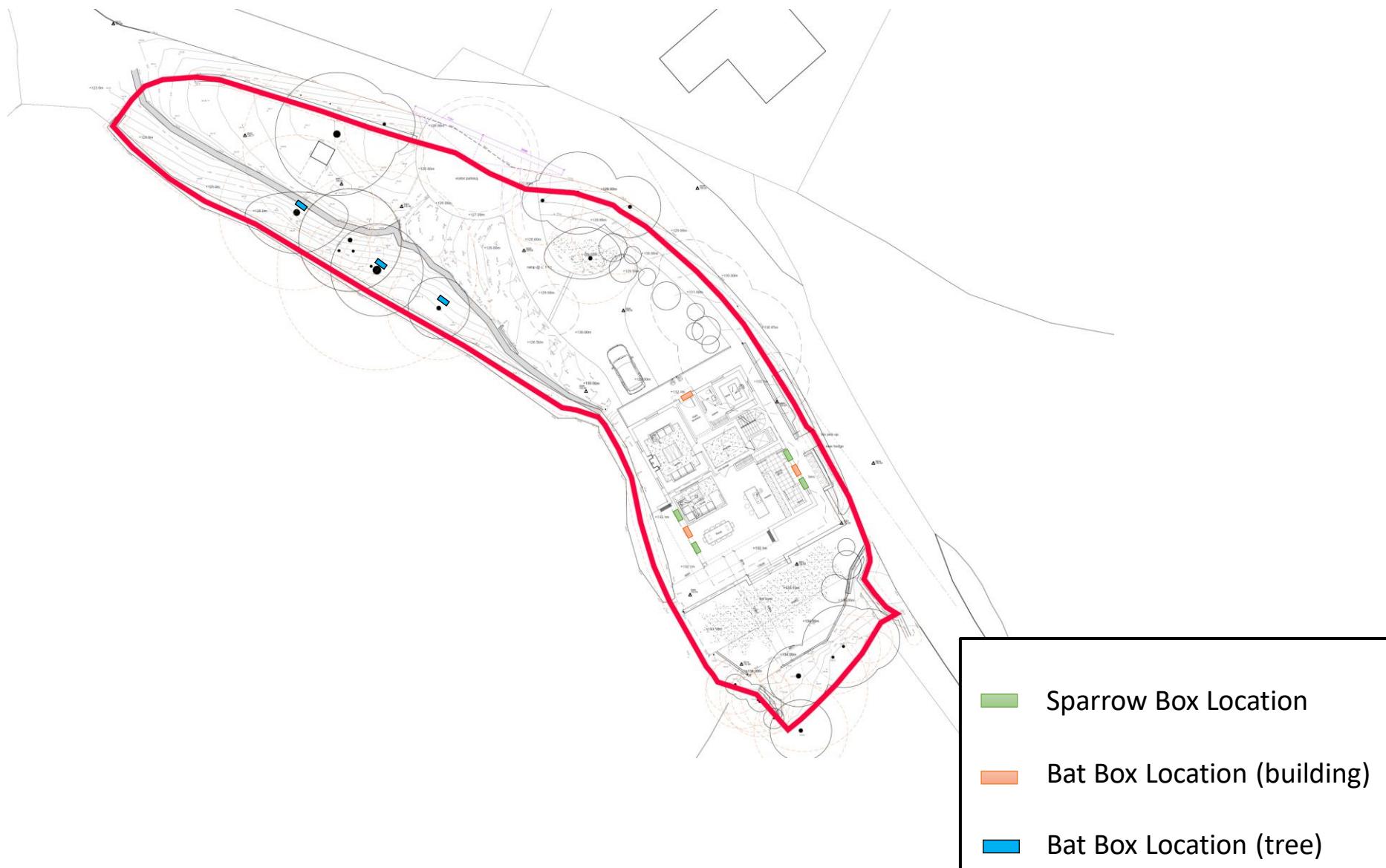
The bat and bird boxes should be located as high as possible and at a minimum height of 4m. Recommended locations for the bat and bird boxes are shown on Figures 1 and 2 in the Appendix.

These bat and bird boxes must be built into the structure of the new house and cannot be retro-fitted, therefore they must be considered and taken into account during the construction phase of works.

Tree mounted bat boxes will comprise of 3 x Schwegler 2F bat boxes (or similar) which would be fitted to retained mature trees located along the western boundary of the site. These boxes will be installed prior to the start of demolition under supervision of a licensed bat worker. The bat boxes will be located at a minimum height of 3 m and positioned to have clear flight lines to the bat box entrances. The boxes will be positioned to avoid a north facing aspect.

Any deviations from the recommended bat and bird box models for other suitable alternatives (e.g. if preferred model is not available), should be agreed first with an appropriately qualified ecologist.

Figure 1 – Bat & Bird Box Plan



## Figure 2 – Bat & Bird Box Plan



Moor Lane elevation



Rear elevation



Side elevation

- Sparrow Box Location
- Bat Box Location