

- Protected species survey & licensing
- Habitat survey
- Habitat creation & management
- Arboricultural survey & impact assessment
- Invasive species survey & control
- Management plans

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Andrea Waddington

Skirden Lodge,
Tosside,
North Yorkshire,
BD23 4SQ

For the attention of: Andrea Waddington.

Dear Andrea,

Re: Biodiversity Enhancement Measures (Discharge of Planning Condition 11), Appeal Ref: APP/T2350/W/25/3364871, 1–3 Skirden Lodge, Wigglesworth Road, Slaidburn.

PENNINE ecological have been commissioned to address the requirements of Condition 11 of the above planning consent .

Condition 11 states:

Condition 11 – Bird and Bat Boxes

Before any development takes place, details showing:

Number and location of bird nesting boxes and bat roosting features

Elevations where they'll be installed

must be submitted and approved by RVBC.

- ⊗ Purpose: To protect and enhance biodiversity on site.
- ⊗ Who Prepares: Ecologist (Pennine Ecology) – can be incorporated into a single plan.

Bolton Offices:

Bob Leatham: Tel: 01204 844545 / [REDACTED]
email: [REDACTED]

Patrick Leatham: Tel: [REDACTED]
email: [REDACTED]

Preston Office:

Ian Ryding: Tel 01772 600441 / [REDACTED]
email: [REDACTED]

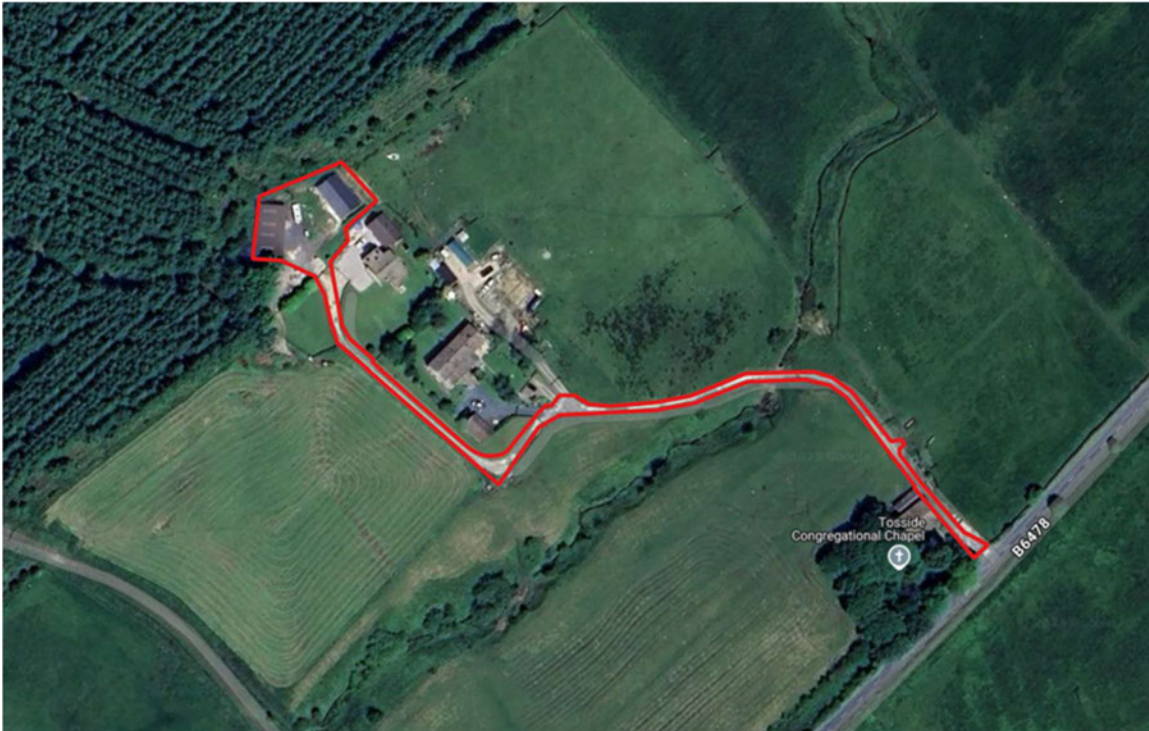
Glossop Office:

Stuart Macpherson: Tel: [REDACTED]
email: [REDACTED]

Date: 12th November 2025

1. Site Location:

The site is situated within a predominantly agricultural area to the west of Tosside, North Yorkshire. The sites central National Grid Reference is SD 7686 5548.



1.2 Surveyor Experience:

The assessment was undertaken by Marcus Hogg, a qualifying member of the Chartered Institute of Ecology and Environmental Management (QCIEEM) and has over five years' experience in ecological survey and evaluation. Key skills include the following.

- Extended Phase 1 Habitat Survey/UKHabs Survey.
- Proficient field botanist.
- Breeding bird survey.
- Mammal surveys including surveys for badger and preliminary bat roost survey. Natural England Bat Class Licence: 2022-10305-CL17-BAT.
- Extensive experience in great crested newt (GCN) surveying. Natural England Class Licence: 2022-10622-CL08-GCN.
- Ground-level and aerial tree assessments.

2. Recommendations:

The following recommendations for biodiversity enhancements were made in the Pennine Ecological's 2025 preliminary ecological appraisal report with regards to bats and birds:

"The installation of a bat box on the building will provide additional roosting habitat for bats. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light."

"Additional bird nesting provisions should be included upon the new buildings. These enhancement measures would contribute to achieving an overall biodiversity net gain for this proposal."

The construction materials and nature of the buildings do not lend themselves well for installation of artificial bat roost features. The following text provides a description of the building materials used;

1 x WoodStone® Beaumaris Bat Box Maxi on the northern gable. This is the best location available for an artificial bat roost as it will face the adjacent woodland which will not be affected by artificial light and the woodland edge can act as a commuting corridor. The box will be mounted onto the upper elevation (apex) of the northern elevation as shown on plans on the following page. The box is shown below and is available from the link provided.



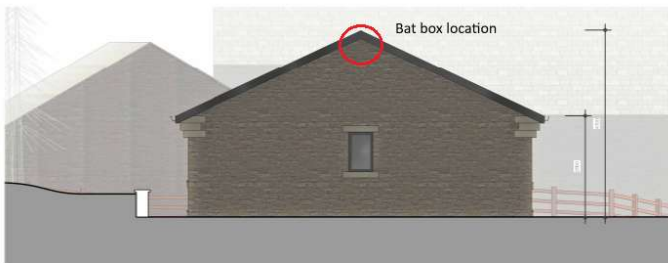
https://www.birdfood.co.uk/beaumaris-bat-box-large?utm_source=google&utm_medium=cpc&utm_campaign=g-uk-en-viva-misc-pla-cvr-bofu-medium&gad_source=1&gbraid=0AAAAAD-VN-HXh28ujL3mgvR30iy8z1gmS&gclid=CjwKCAjwn6LABhBSEiwAsNjrjquftORljqOxKuFgwBnGoAd-XL1kYwDe1uxXvUeHbSBIFdRYY9nFhoCn4QQAvD_BwE

1x Vivara Pro Seville 32mm WoodStone® Nest Box will be installed on the northeastern aspect of the building. The nest box should be installed on the wall below the fascia board. The box is shown below and is available from the link provided.



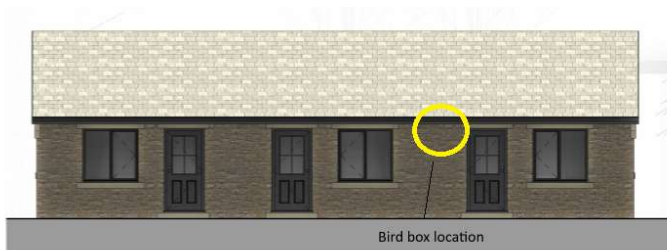
[Vivara Pro Seville 32mm WoodStone® Nest Box | NHBS Practical Conservation Equipment](#)

Plans showing the location of the WoodStone® Beaumaris Bat Box Maxi:



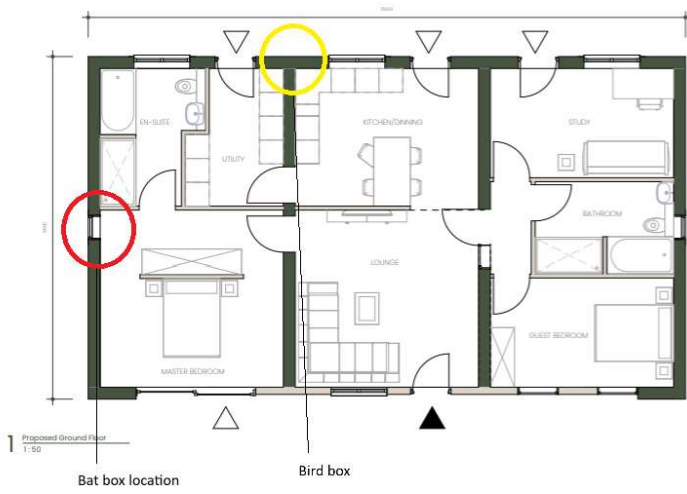
3 Proposed North West
1:50

Plans showing the location of the Vivara Pro Seville 32mm WoodStone® Nest Box



2 Proposed North East
1:50

Plans showing the locations of the bat and bird boxes.



If you require clarification on any issue, please contact me at the above address.

Yours Faithfully

Marcus Hogg

Marcus Hogg BSc (Hons) MSc