



Ecological Consultants
Environmental and Rural Chartered Surveyors

Your Ref: APP 3/2022/1158
Our Ref: 2827

Wednesday, 26 November 2025

Mark Brown
Planning and Technical Manager
Oakmere Homes Ltd
Helm Bank
Natland
Kendal
Cumbria
LA9 7PS

Dear Mr Brown,

**RE: APP 3/2022/1158- DISCHARGE OF CONDITION 5, PROVISION OF BAT AND BIRD BOXES
LOCATION: LAND SOUTH OF ACCRINGTON ROAD, WHALLEY EASTING (X) 373577 NORTHING (Y) 436047**

With regard to planning application 3/2022/1158 pertaining to Land South of Accrington Road, Whalley, we would submit the following information in order to discharge condition 5 of the planning consent;

'(5) 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 accordance with the approved details.'

Reason: In the interests of biodiversity.



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Envirotech NW Ltd

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Registered in England and Wales. Company Registration Number 5028111

The development includes a broad mix of housing stock ranging from detached/semi-detached new-builds to two apartment blocks. Buildings are to be of a gable construction, sitting beneath pitched and hipped roof structures. External walls are to comprise a mix of brick and render, being sheltered by overhanging eaves.

Given the modern design and construction type of the buildings, we would advise roosting/nesting opportunities for bats and birds are integrated into the external fabric of the buildings wall and roof areas. This will provide permanent roosting/nesting opportunities on site, whilst being sympathetic to the overall character of the buildings.

Integrated woodstone bat boxes will be built into the external fabric of Apartments 10-58, Apartments 59-66 and Units 1, 9, 72, 73 and 74. Bat boxes to Units 1-74 will consist of 1FR Schwegler bat tubes (or similar), which will be concealed behind the render via a series of discrete apertures to the external wall face. Three bat tubes should be placed in parallel in these areas- the side panels removed to allow bats to move freely and encourage occupation (Figure 1). Vivara Pro built-in woodstone bat boxes (or similar) will be supplied to the gables of Apartments 10-58 and 59-66, being flush/inset with the brickwork (Figure 2).

All bat tubes/boxes will be integrated at a height $\geq 3\text{m}$ from the ground and will not be placed directly above illuminated windows or opposite recurrent sources of artificial lighting. Bat features are to face a southerly, south-westerly and westerly orientation where solar insolation is highest (especially prior to sunset) and are to sit high beneath the centre of each labelled gable apex. These roost sites will provide valuable habitat for *Myotis* and *Pipistrelle* bat species. Location of bat features are shown on Figure 6b.

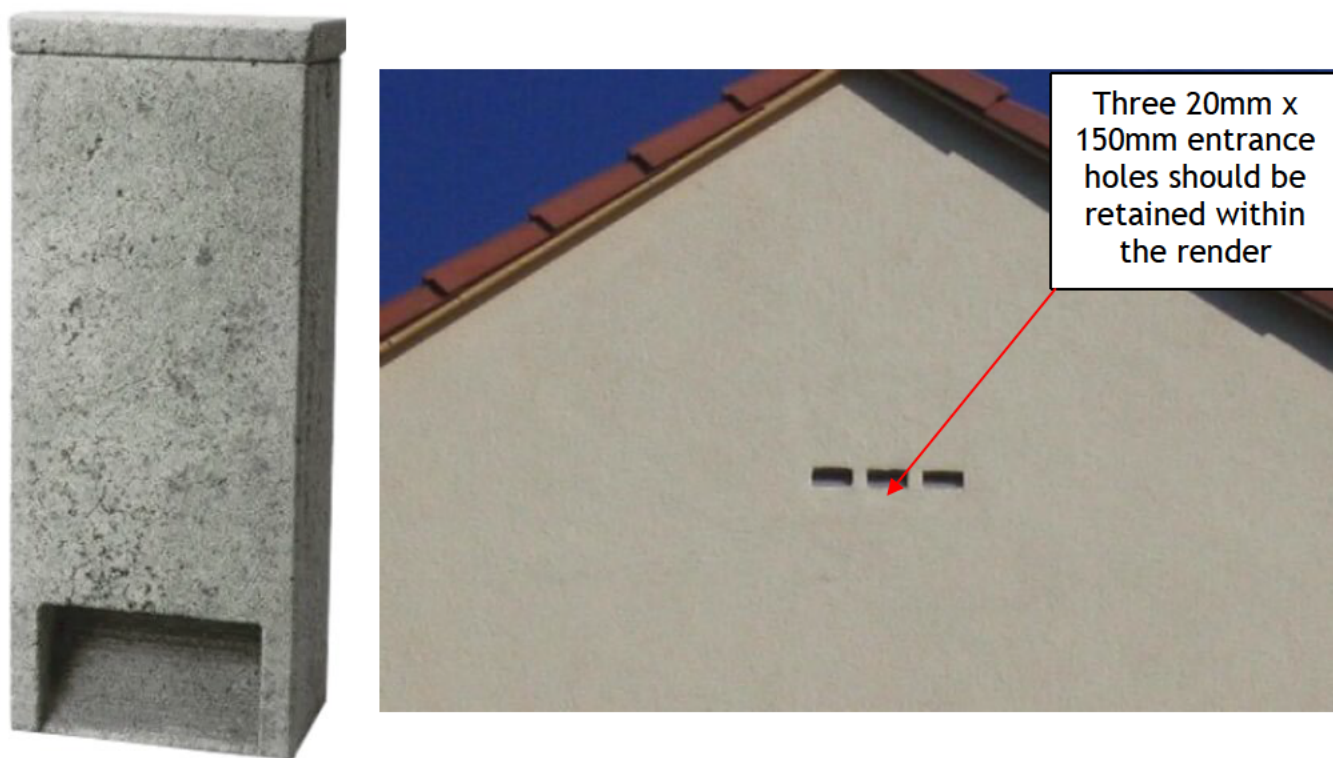


Figure 1- 1FR Schwegler woodstone bat box (L) to be concealed behind render to Units 1, 9, 72, 73 and 74



Figure 2- Vivara Pro built-in woodstone bat boxes to be concealed behind the brickwork of Apartments of 10-58 and 59-66

It is advised integral swift bricks are incorporated throughout the site. Swift bricks are regarded as universal nest bricks, also possessing a high rate of uptake by small cavity nesting birds such as house sparrow, starling and tits.

Vivara Pro woodstone swift bricks or similar (Figure 3) will be integrated into the external masonry of Units 4, 5, 67, 73 and 74- these features tucked high beneath the eaves of the gables. Swift bricks will be built into the masonry as groups of three or more (swifts nest communally and this will encourage other swifts to uptake adjacent nest sites), being placed in a stepped/staggered arrangement running beneath the eaves. Swift bricks should be erected at a height of at least 4.5m and be openly accessible (with flight lines unimpeded). The Vivara Pro woodstone swift bricks can then be rendered over.



Figure 3- Vivara Pro woodstone swift bricks to be sited within the external masonry (and rendered over) to Units 4, 5, 67, 73 and 74

Swift bricks will also be established to the northern and eastern elevations of Apartments 10-58 and Apartments 59-66. Swift bricks in these areas are to consist of AfS S-bricks and should be placed in an identical staggered arrangement beneath the eaves. S-bricks to be flush/inset with the apartment's brickwork (Figure 4). Location of swift bricks are shown on Figure 5b.

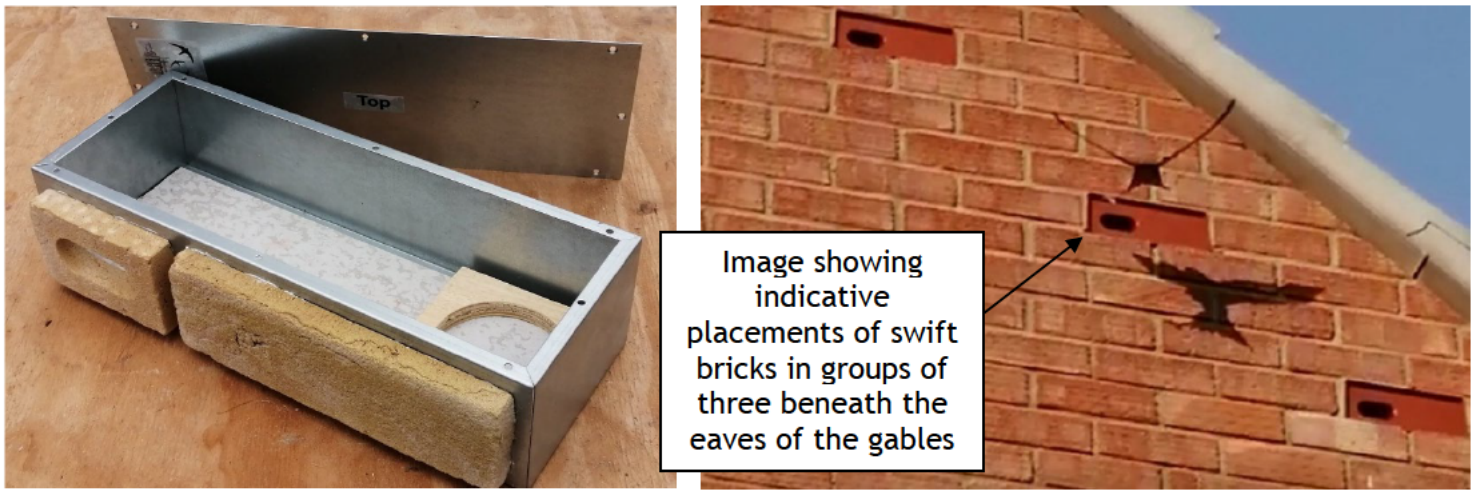


Figure 4- AfS S-bricks to be established to the northern and eastern elevations of Apartments 10-58 and 59-66

No bird boxes should be erected to the southern elevations of the site given the risk direct sunlight would have on overeating young birds/chicks. Bee bricks would however be suitable to sunny southern elevations.

Many of the bird and bat boxes referenced to in this report are made to order and therefore have a 3-4-week lead time for delivery. Resultingly, advance planning is required should they be used during construction of the building. Alternative integrated boxes are available and may be substituted should supplies of the recommended boxes not be possible. This would need to be agreed with an ecologist in advance.

The combination of bat and bird features discussed (Figure 5b) will provide a range of roosting/nesting opportunities that will cater for a wide variety of species throughout the year. 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.

Should you wish to discuss this assessment, please do not hesitate to contact Envirotech in the first instance.

Yours Sincerely,



Bradley Foster MEnv (Hons)
Ecologist
Envirotech NW Ltd

