

Robert Bowen Planning and Development Ltd

Agree details for Planning Condition 8(Bat & Bird Boxes) of Planning Permission P2022/0147

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1.0 Scope of the Report

1.1 Planning condition 8 of the above consent requires the following

1.2 *Prior to the first beneficial use of the development hereby permitted, full details of a bat and bird biodiversity enhancement scheme in accordance with the Bat Report by Koru Ecology Associates date June 2022 shall be submitted to and approved in writing to the Local Planning Authority. The approved scheme shall be fully implemented on site prior to the first beneficial use of the hereby approved development and shall be retained as such thereafter.*

1.3 Paragraph 6.3.1 of the ecology report stated

It is recommended that bat and bird boxes be built in to the new sections of the building wherever possible. Bat and bird boxes should be suitable for species likely to use the Site and its vicinity (for example starlings, blue tit, great tit and house sparrow, all of which were highlighted by the desk study and are likely to be in the area) and be installed in appropriate locations and at appropriate density.

1.4 The purpose of this document is to detail the locations, specification and designs of the proposed bat & bird nesting boxes at the site.

2.0 Location of Bird Boxes

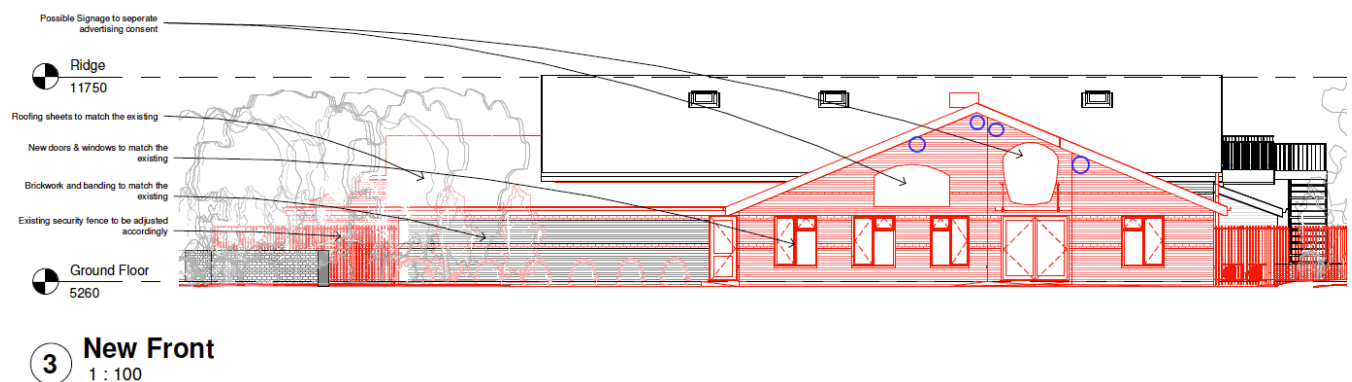
2.1 Four built-in swift bricks (for example the Ibstock 'Eco-home for Swifts' or similar) will be installed within the new sections of the building, to provide additional nesting opportunities for birds, post-development. Swift bricks have recently been described as 'universal nest bricks' (C Barlow *et al*, 2022) with swifts, house sparrows, house martins, blue tits, great tits, starlings and nuthatches all being recorded nesting in swift bricks.

2.2 For swifts to use these boxes, they should be mounted at around 4.5 – 5m high, with enough clear space for birds to emerge and display typical behaviour, and be north,

east, or north east facing. Boxes mounted slightly lower may still be of use to the other species listed above.

- 2.3 The four boxes will be located as per Figure 1 below, and will be tucked as high as possible under the eaves in order to provide further protection.

Figure 1. Proposed location of built-in swift boxes (blue circles).



3.0 Location of Bat Boxes

- 3.1 Bat boxes are more likely to be used if they are located where bats are known to feed. Ideally, several boxes should be put up facing in different directions on sunny aspects to provide a range of warm conditions. Boxes should be put as high as possible to try and avoid predation from cats on the ground or nearby structures.
- 3.2 On buildings, boxes should be placed as close to the eaves as possible. Bats use dark tree lines or hedgerows for navigation, so putting boxes near these features could help bats find the box.
- 3.3 In summary boxes should be located

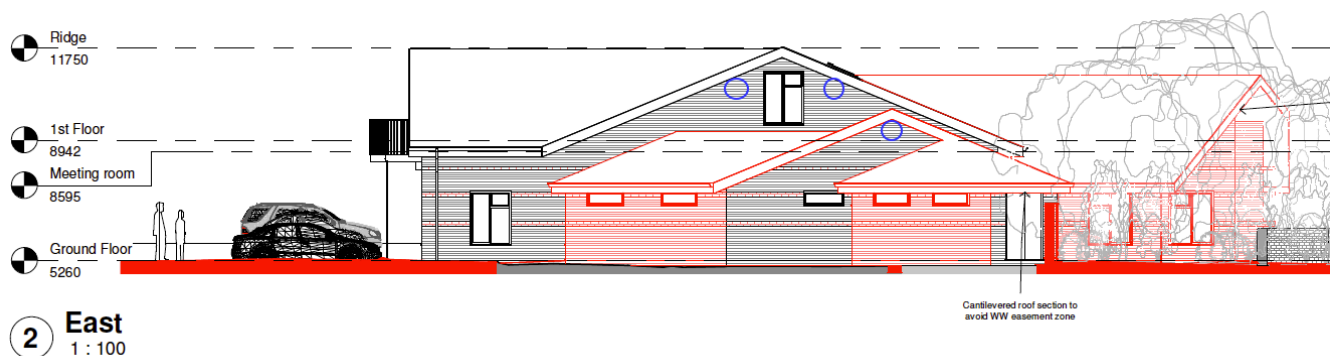
- Where bats are known to feed and navigate (close to hedges and tree lines);
- Ideally at least 4m above the ground (where safe installation is possible);

- Away from artificial light sources (to protect them from predation); and
- Sheltered from strong winds and exposed to the sun for part of the day (usually south, south-east or south-west).

3.4 Due to the nature of the building and construction proposals, there are no suitable opportunities for built-in bat boxes to be incorporated into the new sections of the building. This is because they are either too low in height, facing the wrong direction or the higher locations are directly over windows/doors where increased disturbance is likely, alongside potential future issues with droppings. Placing bat boxes in inappropriate places is pointless, as they are very unlikely to be used by the species they are intended to help.

3.5 Instead, it is proposed that externally mounted boxes will be used. Opportunities for this approach are also limited, again because much of the building on the south and west sides do not have high gables or eaves, and the presence of an elevated balcony on these parts of the building also means where gables are high enough from the ground, they are not high enough from the balcony. However, three externally mounted boxes suitable for crevice-dwelling bats (such as the Beaumaris Bat Box or similar) will be placed at the locations shown in Figure 2 below, on the eastern elevation.

Figure 2



4.0 Implementation

- 4.1 All bat and bird boxes are to be installed prior to the first occupation of the building.

References

Camilla Barlow, Mike Priaulx, and SLN Swifts & Planning Group Issue 03, January 2022.
Swift Bricks: The 'Universal' Nest brick. Swifts Local Network.