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VAT REGISTRATION NO: 290 0603 30

Site address:

Wood End Farmhouse
Red Lane
Ecclestone
Chorley
PR7 5RL

Grid reference:

SD53361726

16th March 2023

Re: Draft conditions from MEAS in relation to biodiversity enhancement at Wood End Farmhouse

As part of an ongoing planning application (22/00852/LBC) pertaining to Wood End Farmhouse, Ecclestone, Chorley, Tyrer Ecological Consultants have been commissioned to address draft conditions regarding biodiversity enhancement at Wood End Farmhouse; proposals are understood to entail the extension and renovations to a listed farmhouse, conversion of a barn to two dwellings and demolition of former farm buildings to enable the erection of two detached dwellings and two semi-detached dwellings. The draft conditions provided by Merseyside Ecological Advisory Service (MEAS) are as follows:

“4. Prior to the commencement of the development, other than demolition and enabling works, details of a scheme for the mitigation and biodiversity enhancement of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures shall be carried out prior to the occupation of any of the dwellings and should consist of house swift and swallow nesting habitat.”

This document aims to address the above draft condition through the creation of a Biodiversity Enhancement Plan of the site.

For context, previous ecological documents issued by Tyrer Ecological Consultants Ltd. to date are as follows:

- **Wood End Farmhouse – Preliminary Ecological Appraisal, March 2022**
- **Wood End Farmhouse – Dusk & Dawn Survey Results, June 2022**

Proposed Biodiversity Enhancement Plan

A Biodiversity Enhancement Plan has been provided with recommendations in relation to breeding birds – specifically swift (*Apus apus*) and swallow (*Hirundo rustica*), fulfilling the aforementioned draft conditions stipulated by MEAS.

It is additionally recommended that these enhancement measures are undertaken in tandem with native landscaping where feasible; native botanical species will improve the value of a site for a wide variety of native wildlife through provision of food and shelter, whereas non-native species are of lower value to our native species.

New feature landscaping should incorporate native woody plants as opposed to non-native species that are of significantly less benefit to biodiversity. Species such as Blackthorn (*Prunus spinosa*), Honeysuckle (*Lonicera periclymenum*), Rowan (*Sorbus aucuparia*), Guelder-rose (*Viburnum opulus*) and Hawthorn (*Crataegus monogyna*) are native and will provide a valuable resource for a myriad of wildlife as opposed to non-native, exotic species which are generally much less effective, particularly to pollinator groups including bees, butterflies and moths.

Suitable Trees	Suitable Woody Shrubs
English Oak (<i>Quercus robur</i>)	Hawthorn (<i>Crataegus monogyna</i>)
Rowan (<i>Sorbus aucuparia</i>)	Honeysuckle (<i>Lonicera periclymenum</i>)
Wild Service Tree (<i>Sorbus torminalis</i>)	Guelder Rose (<i>Viburnum opulus</i>)
Silver Birch (<i>Betula pendula</i>)	Elder (<i>Sambucus nigra</i>)
Ash (<i>Fraxinus excelsior</i>)	Wild Privet (<i>Ligustrum vulgare</i>)
Goat Willow (<i>Salix caprea</i>)	Blackthorn (<i>Prunus spinosa</i>)
Beech (<i>Fagus sylvatica</i>)	

This plan comprises two Vivara Pro Woodstone Swift Nest boxes (**Figure 3**) and one 1B Schwegler Nest Box suitable for all garden birds; three WoodStone Swallow Nest Bowls located in a single swallow shelter (**Figure 1**); recommended products excepting the latterly proposed Swallow Shelter can be sourced from www.NHBS.com.

Enhancement measures pertaining to bats are not provided within this document owing to the requirement of a, subsequent to the granting of planning permission, Natural England EPSML (Extended Protected Species Mitigation License) for the site, within which, mitigation and enhancement requirements for bats will be provided.

Swallow Provisions

The Swallow Nest consists of a woodcrete nesting bowl which is attached to a wooden panel of formaldehyde-free chipboard. The nests (x3) should be placed inside outbuildings such as sheds, barns or stables leaving a distance of at least 6cm between the top of the nest and the ceiling. You should ensure there is always access for the birds through an open window or sky-light. Swallows are sociable birds but multiple nests should not be placed at less than 1m intervals. Cleaning of the bowl is recommended, although not absolutely necessary. Suggested location of the proposed swallow shelter is provided in **Figure 4** with a corresponding key in **Table 1**.



Figure 1 – Example of swallow shelter, a shed with a large opening for access with WoodStone Swallow Nest Bowls may also be used.

Swift Provisions

It is recommended that two Vivara Pro Woodstone Swift boxes (**Figure 3**) be installed under the eaves of the converted barn building at the eastern facing elevation.



Figure 2 – Recommended locations of Vivara Pro Woodstone Swift boxes. Image shows eastern facing elevation (rear)



Figure 3 – Vivara Pro Woodstone Swift Box

Vivara Pro Woodstone Swift boxes (**Figure 3**) should be installed at least 5m above the ground, ensuring that there is unobstructed access for birds entering and leaving. If possible, boxes should be sited under the shelter of eaves or overhanging roofs; the locations of these swift boxes as viewed from an aerial perspective are provided on **Figure 4** with a corresponding key in **Table 1**, overleaf.

Table 1 – Key to bird boxes shown in Figure 1




Key	
Symbol	Legend
	Swallow shelter
	Vivara Pro Woodstone Swift Nest Box
	WoodStone Swallow Nest Bowls



Figure 4 – Recommended locations of bird boxes to be installed, locations are approximate. Note: It is recommended that the opening of the swallow shelter faces an approximate north-easterly direction.