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Tyrer Ecological Consultants Ltd, Roselands, Suite 2 & 4, 3 Cross Green, Formby, L37 4BH

Biodiversity Enhancement Plan

February 2024

Project reference: PR-0021-24

Station House

Red Cat Lane

Burscough

L40 0RA

National Grid Ref: SD 44440 12437



**Station House, Red Cat Lane, Burscough, L40 0RA
Biodiversity Enhancement Plan**

Document Title	Biodiversity Enhancement Plan
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Prepared by	Tyrer Ecological Consultants Ltd

Author	Miss. C. Rimmer
Reviewed by	Miss. T. Hesketh
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Approved by	Mrs. K. Wilding CEnv MIEMA ACIEEM
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Supporting Documents	Updated Dusk Survey Results (<i>Tyrer Ecological Consultants Ltd, July 2021</i>), Inspection & Assessment in Relation to Bats & Breeding Birds with Dusk Survey Results (<i>Tyrer Ecological Consultants Ltd, September 2019</i>).

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This report is confidential to the client.

Document Context

As part of a granted planning application concerning Station House, Burscough, multiple ecological reports have been produced across a number of years. For context, the following relevant reports were issued by Tyrer Ecological Consultants Ltd:

Updated Dusk Survey Results (*Tyrer Ecological Consultants Ltd, July 2021*);
Inspection & Assessment in Relation to Bats & Breeding Birds with Dusk Survey Results (*Tyrer Ecological Consultants Ltd, September 2019*)

Proposals are understood to involve the conversion of a former Grade II Listed building from dwelling to a children's day nursery with associated play area and car parking / drop off area. Planning permission has been granted by West Lancashire Borough Council (**Application Reference Number: 2021/1506/FUL**), subject to ecology related conditions.

Condition 9 states the following:

“The development hereby permitted shall not be occupied until details of bat boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, shall be submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be installed in accordance with the approved details prior to the first occupation of the development and shall be always retained thereafter.

Reason: In the interest of biodiversity conservation and to comply with Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Documents”

Tyrer Ecological Consultants Ltd have therefore been commissioned to produce appropriate documentation to address this condition, via the provision of a suitably detailed Biodiversity Enhancement Plan in relation to bats.

Proposed Biodiversity Enhancement Plan

A Biodiversity Enhancement Plan in relation to bats with visual key has been provided overleaf against the proposed site plan, with the included measures considered to address **Condition 9**.



The proposed enhancement plan comprises the installation of two bat boxes on the building (See **Appendix I**); namely, x1 Ecostyrocete single crevice bat box on the upper eastern gable of the building and 1x Ecostyrocete double crevice bat box on the lower western gable end, the bat boxes were selected due to their subtlety and range of colours which are sympathetic to the character of the grade II listed building. Due to access issues to the railway, the bat boxes could not be placed on the southern elevation which is likely to be suboptimal anyhow due the bright lighting and disturbance of the train station. With these measures, it is considered that the site will be suitably enhanced for roosting bats.

It is additionally recommended that these enhancement measures are undertaken in tandem with native replanting where feasible; native botanical species improve the value of a site for a wide variety of native wildlife through provision of food and shelter, whereas non-native species are frequently not used or are of lower value to our native species. Any hedgerow planting should be constituted of native species, using deciduous shrubs such as hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*) and hazel (*Corylus avellana*), and evergreen woody species such as holly (*Ilex aquifolium*) and yew (*Taxus baccata*). Existing, more mature vegetation should be retained where feasible.

Timings

Both proposed bat boxes should be erected post works and should not be moved or impacted in any way without a prior check by a suitably licensed ecologist (i.e. holder or accredited agent on the Natural England Class 2 license) to determine whether or not the box is occupied. See **Table 1** for a key. If evidence of bats is found during the works then as a legal requirement that the work at the site should immediately cease and a bat ecologist contacted.

Table 1 – Proposed bat mitigation plan key

Key		
Symbol	Legend	Number
	Ecostyrocrete double crevice bat box	x1
	Ecostyrocrete single crevice bat box	x1

Tyrer Ecological Consultants Ltd can confirm that the contents of this document can be relied upon, and the information contained within has been presented using best practice survey methodology and an understanding of the site, benchmarked by the long-standing experience of the Ecologists affiliated with the company.

Best wishes,



Miss. C. Rimmer

(17/01/2024)

Graduate Ecologist at Tyrer Ecological Consultants Ltd



Figure 1 – Location of bat enhancement measures over proposed site plan (adapted ©Ogden Design Consultants)



Figure 2 - Placement of the bat boxes in relation to the proposed buildings elevations; Elevation B: east, Elevation D: west (adapted ©Ogden Design Consultants)

Appendix I – Guide to bat enhancement

Ecocyrocrete single crevice bat box

Specifications:

Individually handmade - specifications are in cm and approximate,
External: 43 high x 21.5 wide x 6.8 deep,
Internal: 41 x 16.5 x 1.8 crevices @ 1,
Weight approx. 5kg,
Designed for small groups of crevice dwelling bat species, such as common and soprano pipistrelles,
Comes in a variety of colours: Pastel red, Charcoal, Sage green, Brown, Terracotta, Uncoloured and Buff.



See: [Wildlife Boxes | Greenwood's Ecohabitats \(greenwoodsecohabitats.co.uk\)](http://www.greenwoodsecohabitats.co.uk)

Ecocyrocrete double crevice bat box

Specifications:

Individually handmade - specifications are in cm and approximate,
External: 43 high x 21.5 wide x 6.8 deep,
Internal: 41 x 16.5 x 1.8 crevices @ 2,
Weight approx. 7kg,
Designed for small groups of crevice dwelling bat species, such as common and soprano pipistrelles,
Comes in a variety of colours: Pastel red, Charcoal, Sage green, Brown, Terracotta, Uncoloured and Buff.



See: [Wildlife Boxes | Greenwood's Ecohabitats \(greenwoodsecohabitats.co.uk\)](http://www.greenwoodsecohabitats.co.uk)