

PROJECT:	140-142 Briggate, Leeds
SUBJECT:	Planning Condition Technical Specifications and Location of Bird and Bat Boxes
NOTE REF:	Information to allow discharge of Planning Condition 22 (Bat and Bird Boxes).
DATE:	22 nd February 2024
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1 INTRODUCTION

1.1 Wardell Armstrong was commissioned by TLW Ltd to prepare information required to discharge a Planning Condition for a Leeds City Centre project to refurbish a former department store at 140-142 Briggate, Leeds.

1.2 The planning condition (22.) states:

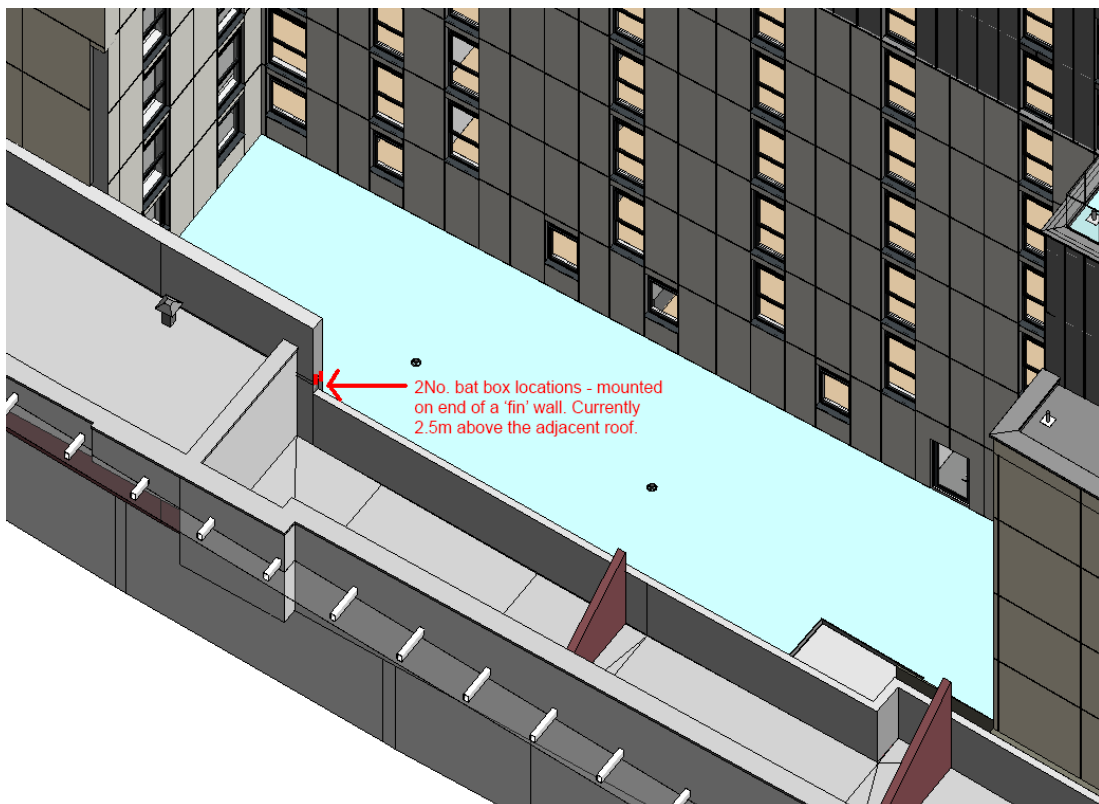
Prior to the commencement of the above ground superstructure of the development, details of integral bat roosting and bird nesting features for species such as House Sparrow and Starling within the building shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall show the number, specification of the bird nesting and bat roosting features and where they will be located, together with a timetable for implementation and commitment to being installed under the instruction of an appropriately qualified bat consultant. All approved features shall be installed prior to first occupation of the development and retained and maintained thereafter. To maintain and enhance biodiversity.

1.3 This report provides the technical specification details of the bat and bird boxes and thumbnails from the building design package showing their locations. A final check of the box installation will be undertaken by an Ecologist from Wardell Armstrong to confirm the installation is correct and according to the details provided in this report. A short note to confirm this will be provided to Leeds City Council in due course.

2 SPECIFICATION

Bat Boxes

- 2.1 Two Chillon Woodstone 11245 'woodcrete' Bat boxes have already been supplied and installed on the building as part of the requirements for a Bat Mitigation Class Licence (Ref: RC192-7462A), to the satisfaction of the licenced ecologist (Mr Simon Holden). The below screengrab illustrates the locations.



- 2.2 The bat boxes are located in a position at the end of a parapet wall where there is available uncluttered flight space adjacent, in a non-public and inaccessible area. The locations mimic the previous location of the minor roost, which was also associated with a parapet wall by a flat roof. The boxes are attached to the southern wall of the building and hence are east facing in aspect.

Bird Boxes

- 2.3 Six bird boxes will be supplied including:

- Two dual chamber sparrow terraces (Vivara Pro Woodstone¹ or similar 'woodcrete product').
- A single triple chamber woodstone swift box (No. 17A Schwegler Swift Nest Box (Triple Cavity²) or similar.
- Three woodcrete starling nest boxes³.

- 2.4 The boxes will all be installed at height on the building, at least 2.5m from any floor level beneath (which will itself be another roof platform), and inaccessible to residents etc.
- 2.5 A final check of the bat and bird box installation will be undertaken by an Ecologist from Wardell Armstrong to confirm the installation is correct and according to the details provided in this report. A short note to confirm this will be provided to Leeds City Council in due course and any remedial action required will be reported.
- 2.6 Regarding timescales, the bat boxes are already fully installed and the bird boxes will be installed prior to occupation of the building and during the period March – April 2024. A check by a suitably qualified ecologist to confirm the boxes are correctly located and installed in accordance with this specification will be undertaken within a week of final box installation.

¹ <https://www.nhbs.com/dual-chamber-sparrow-terrace?bkfno=260169>

² <https://www.nhbs.com/no-17a-schwegler-swift-nest-box-triple-cavity>

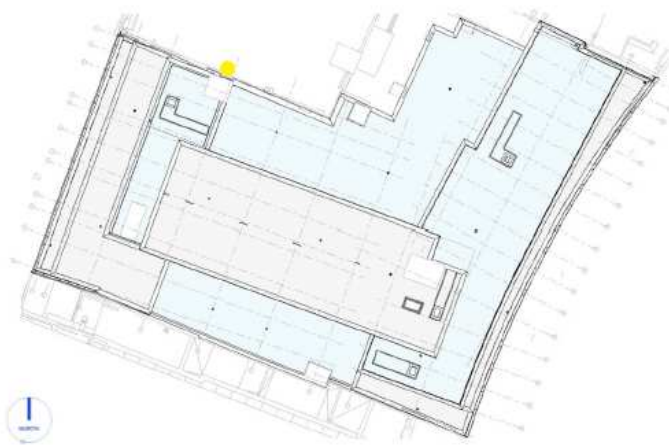
³ <https://www.nhbs.com/vivara-pro-woodstone-starling-nest-box>

Swift Box Details

2.7 The location of the proposed triple chambered swift box is illustrated below:



Level 09 Roof
North-East facing



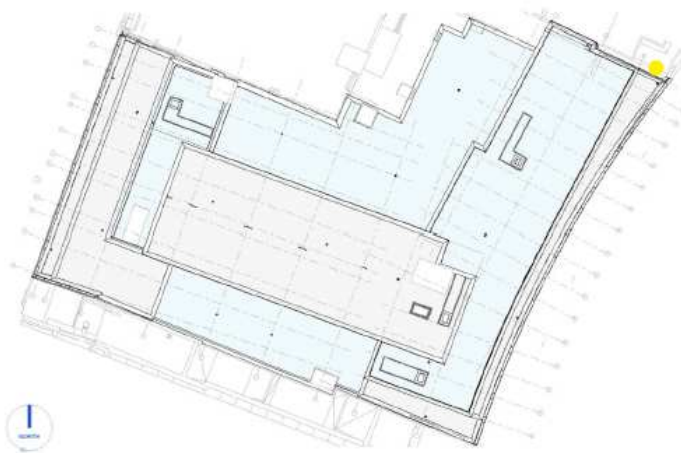
2.8 The box will be installed in accordance with manufacturers instructions and will be secured with corrosion resistant fixings. No maintenance is necessary given the lack of nesting material used.

Starling Boxes Details

2.8.1 The location of the proposed 3 x starling boxes is shown below:



Level 06
North-East facing



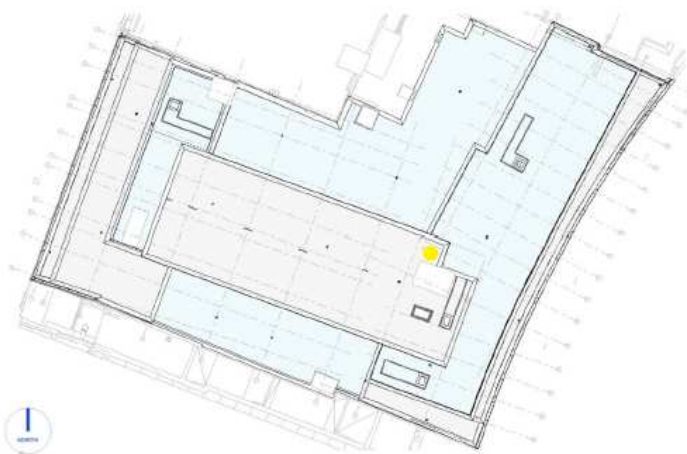
2.8.2 The boxes will be installed beneath a terrace abutment with clear airspace below. Maintenance access from the adjacent door will allow the periodic removal and cleaning of the boxes (removal of old nesting material) which should be undertaken every 5 years by the building maintenance team during the period September - February inclusive – outside of the breeding season, when the boxes will be unoccupied.

Sparrow Terrace Details

2.8.3 The location of the sparrow terrace is provided below:



Level 10 Roof
North-East facing



2.8.4 The selected location for the sparrow terrace is on the north facing eaves of a plant room. This location is selected because it allows for maintenance access but is otherwise in an area where access will be restricted to maintenance teams only. It is also away from accommodation, windows etc which could otherwise result in tension given the noisy characteristics of this species during the breeding season. In terms of maintenance of the boxes, periodic removal and cleaning (removal of old nesting material) should be undertaken every 5 years by the building maintenance team

during the period September -February inclusive – outside of the breeding season, when the boxes will be unoccupied.

3 CONCLUSIONS

- 3.1.1 The specification provided in this Technical Note seeks to provide the relevant information required to discharge planning condition 22 which requires a scheme of bat and bird box installation to be provided to the Council. Box locations have been considered based on individual species requirements and practical considerations, in accordance with the Planning Condition requirements. As a precautionary measure, and to ensure compliance with the above a final site check will be made by a suitably qualified ecologist and a short Technical Note will be submitted to the Council following the installation of all of the boxes.
- 3.1.2 With regard to the bat box requirements these are as specified in the relevant Mitigation Licence and the site has now been 'de-registered' as a BMCL site.