

Proposal: ERECTION OF 1NO. RESIDENTIAL DETACHED DWELLING

Location: LAND ADJ. 12 CHAPEL STREET & LAND NORTH OF 13 BOARDMAN STREET
BLACKROD BOLTON BL6 5AH / BL6 5AJ

Reference: 15568/23

Condition 4: *No above ground works shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority showing a scheme for a minimum of two bird nesting boxes within the site and the provision for a minimum of two bat roosting boxes (bat boxes and/or integral features for bats in the approved building). The boxes and features approved shall be installed before first occupation of development and shall be retained thereafter.*

BIRD NESTING BOXES

It is proposed to put up a minimum of 2no. bird boxes, similar in design to those shown in Appendix A (or equal and approved) and to be put up in accordance with the following guidance, based on information provided by the British Trust for Ornithology and The Royal Society for the Protection of Birds (RSPB):

British Trust for Ornithology (www.bto.org)

Top tips for putting up a bird box

- ***Not too close to another nest box*** — nest boxes of the same type should not be sited too close together as this may promote aggressive behaviour between neighbours.

- ***Shelter your box from the weather*** — the front of each nest box should be angled vertically or slightly downwards to prevent rain from entering the nest box, making sure it is sheltered from prevailing wind, rain and strong sunlight.

- ***Height from the ground should be about 3 metres*** — small-hole boxes are best placed 1-3m above ground on tree trunks, but ideally avoiding locations where foliage obscures the entrance hole as a clear flight path is important. In the absence of any suitable trees within the curtilage of the property, the next best option is to place the bird box on the side of a shed or wall. Care must be given to make sure the box isn't easily accessible to predators.

- ***Open-fronted nest boxes should be hidden from view*** — attach the box to a wall or fence that has shrubs and creepers growing against it.

- ***Make sure cats cannot get into the box*** — ensure that the box is not easily accessible to predators (cats and squirrels).

- ***Consider a metal plate around hole to deter squirrels*** — this preventive measure can be used to deter squirrels from gaining access to the box(es).

- Keep nest boxes away from bird feeders — high levels of activity of visiting birds could disturb nesting pairs.

- Use galvanized or stainless steel screws or nails that will not rust. If fixing boxes to trees, galvanised wire can be used to tie the box to the trunk or to hang it from a branch. Fittings to be regularly inspected to ensure the box remains securely attached.

The Royal Society for the Protection of Birds (RSPB) (www.rspb.org.uk)

The right bird-friendly location for a bird box would ideally be under the eaves of the property or high on an external wall, well away from curious cats or foxes.

The box will need to be at least 3 metres (10 feet) from the ground, ideally facing somewhere between north and east to avoid it getting too hot or wet. Placing it in direct sunlight, over a doorway or a well-used path is to be avoided if at all possible.

The location should ensure that birds have a clear flight path to the box without any clutter directly in front of the entrance, with the box tilted forward slightly so that any driving rain will hit the roof and bounce clear.

Please note that if the box is going to be placed in a location where it will be exposed to heavy rain, it is advisable to cover the top of the lid with recycled leather or rubber. This will provide further waterproofing and extend the service life of the box.

BAT ROOSTING BOXES

It is proposed to put up a minimum of 2no. bat roosting boxes, similar in design to that shown in Appendix B (or equal and approved) and installed in accordance with the following guidance, based on information provided by the Bat Conservation Trust and the NHBS Conservation Hub:

Bat Conservation Trust (bats.org.uk)

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. 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.

In summary, locate boxes:

- *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).*

NHBS Conservation Hub (www.nhbs.com)

Bat boxes should be positioned at a height of 3-6 metres (the higher the better) in an open, sunny position (6-8 hours of direct sunlight, or in a location where it receives the morning sun if this is not possible), and ideally where it will not be disturbed by bright lights at night such as porch or security lights.

NOTE: The Eco bat [Access] Box shown in Appendix B is designed such that it can be installed / integrated within the outer leaf of a cavity wall. It is envisaged, however, that the boxes provided will more likely be surface mounted on the dwelling as opposed to being integrated for ease of access and maintenance.

mwp|architecture

📍: The office pod • 12 Rookery Close • Kelsall • Tarporley • CW6 0LF
☎: 01829 759039 📞: 07709 189670 ✉: mark@mwparchitecture.co.uk



APPENDIX A

FIGURE 1: Contemporary Right Angle Nest Box (by Henry Bell)



mwp|architecture

📍: The office pod • 12 Rookery Close • Kelsall • Tarporley • CW6 0LF
☎: 01829 759039 📞: 07709 189670 ✉: mark@mwparchitecture.co.uk

 Architects
Registration
Board

FIGURE 2: The Right Angle Bird Box (Etsy)



mwp|architecture

📍: The office pod • 12 Rookery Close • Kelsall • Tarporley • CW6 0LF
☎: 01829 759039 📞: 07709 189670 ✉: mark@mwparchitecture.co.uk



FIGURE 3: The Ebb and Flow Bird Box (Etsy)



mwp|architecture

📍: The office pod • 12 Rookery Close • Kelsall • Tarporley • CW6 0LF
☎: 01829 759039 📞: 07709 189670 ✉: mark@mwparchitecture.co.uk



APPENDIX B

FIGURE 4: The Eco Bat [Access] Box



mwp|architecture

📍: The office pod • 12 Rookery Close • Kelsall • Tarporley • CW6 0LF
☎: 01829 759039 📞: 07709 189670 ✉: mark@mwparchitecture.co.uk

 Architects
Registration
Board