



Fletcher Fold, Bury, Greater Manchester

Biodiversity Enhancement and Management Plan

Prepared For: RP Tyson Construction Ltd

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Version 2.0

TEP
401 Faraday Street
Birchwood Park
Warrington
WA3 6GA
Tel: 01925 844004
Email: tep@tep.uk.com
Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

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Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

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Drawing 1: G11130.01.001 Ecological Enhancement Plan

1.0 Introduction

- 1.1 The Environment Partnership (TEP) Ltd was commissioned in April 2025 to produce a Biodiversity Enhancement and Management Plan (BEMP) for Fletchers Fold in Bury, Greater Manchester (hereafter referred to as 'the site').
- 1.2 The 0.9ha site is located 2km south of Bury and is centred on grid reference SD 80627 08682. A full planning application was submitted to Bury Council in May 2024 (planning application reference: 70805) for the erection of four bungalows and a block of thirty-nine apartments for the over 55s including communal facilities, landscaping and car parking provision at Land off Fletcher Fold.
- 1.3 The application was subsequently granted permission, subject to various planning conditions, including Condition 4 (trees with bat potential), which states:
- “The removal of certain trees may have the potential to cause harm to bats as identified in the Ecological Assessment TEP ref. 10188.002 version 2.0 Table 4 and shall not in any circumstances occur unless further information has been provided to and agreed in writing by the local planning authority*
- Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.”*
- 1.4 To discharge this condition, TEP undertook aerial inspections of two trees (T2 and T8) which are scheduled for removal and were identified in the Ecological Assessment (TEP Report Ref: 10188.002 V2.0) as having potential roost features for bats. The results of this survey are detailed in a TEP Technical Note (TEP Report Ref: 10920.004). T2 retained its classification as PRF-I due to an old tear out that has created a cavity that could accommodate a small number of bats. Tree T8 was re-categorised as Negligible following the survey.
- 1.5 Following the aerial inspection, consultation on the discharge of Condition 4 was undertaken with the Greater Manchester Ecology Unit, who suggested that a suitable bat box is installed near to tree T2 to provide replacement roost potential following soft felling of this tree.
- 1.6 This scheme is therefore focussed on the provision of a suitable bat box and will provide details on the design/specification of the box, as well as a suitable location for installation (Refer to drawing G11130.01.001).

2.0 Bat Box Specifications

- 2.1 Table 1 provides the specifications of the bat box to be installed on a retained tree within the site. The specification of bat box has been chosen to suit the assemblage of bats identified from species records within 2 km of the site during the Ecological Desk Study undertaken by TEP (TEP Report Ref: 100188.001) in 2024. These include various pipistrelle species *Pipistrellus sp.* myotis species *Myotis sp.*, noctule species *Nyctalus sp.* and brown long-eared bats *Plecotus auratus*.
- 2.2 The box specification was also selected with consideration given to the type of roosting feature that will be lost following the soft felling of tree T2.

Table 1: Recommended bat box specifications

Box specification	Supplier website
Isabella Bat Box The Isabella Bat Box is designed to provide a large internal cavity, suitable for small groups of bats to roost in. It can be mounted on buildings, trees, and poles, via its large galvanised steel hanging loop. The material it is constructed from is wood concrete, a blend of concrete and wood fibres that balances excellent strength and thermal properties with a lighter weight than a pure concrete box and is recommended in the preferred choice of many ecological consultants. The base's sloping design, leading to an entry space at the rear, ensures that droppings fall out of the box to remove the need for ongoing maintenance. The base can also be removed in order to monitor the box's inhabitants. A variety of bat species will inhabit the box's single internal cavity, including brown long eared bat, noctule bat, and Daubenton's bat. The box's galvanised steel hanger makes it suitable for mounting on trees or buildings (fixings not included). It should be positioned at least 3m from the ground, in a sheltered area out of direct sun and away from artificial light sources.. External dimensions: Length: 18cm. Width: 15cm. Height: 47cm.	https://www.nhbs.com/isabella-bat-box 

3.0 Siting and Installation of Bat Boxes

- 3.1 The bat box should be sited in accordance with the attached Bat Box Scheme Drawing G11130.01.001. Failure to do so may result in the box being sited in a sub-optimal position that could lead to a lower take-up by bats. Proximity to suitable commuting and foraging habitat for bats has also been considered during the siting process.
- 3.2 The bat box should be installed prior to the soft felling of tree T2 to ensure that alternative roosting features are provided in advance of impacts. It is recommended that boxes are installed during the autumn and winter prior to occupation to allow acclimatisation and to ensure that the boxes are ready for use the following breeding season.
- 3.3 Bat boxes must be installed at heights of 3m or above and should be sited on south and west facing aspects where no direct artificial light will shine on the box. It must be ensured that there is unobstructed access for bats entering and leaving the box.
- 3.4 Bat boxes must be installed in line with the manufacturer's specifications to ensure no hazard is posed to occupants of the onsite buildings or members of the public.
- 3.5 Should the recommended bat box not be available, similar products are likely to be available from alternative suppliers. Any substitutions should be agreed with the Local Planning Authority.
- 3.6 Should the position recommended in Drawing G11130.01.001 not be suitable for installation of the box, an ecologist must be consulted, and an alternative position may be used, or it must be substituted for an alternative bat box as described above.

Drawings

Drawing 1: G11130.01.001 Ecological Enhancement Plan



KEY

Site boundary

Isabella Bat Box

Note:
The locations of ecological enhancement features are indicative.

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Site plan derived from TEP ref: D10188.201 - Planting Plan and from TEP ref: D10188.01.002 - Tree Works Plan [EFFECTS].



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TEP

THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.[tep.uk.com](http://www.tep.uk.com)

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WARRINGTON

401 Faraday Street
Birchwood Park
Warrington
WA3 6GA

T: 01925 844004
E: tep@tep.uk.com

MARKET HARBOROUGH

The Reynard Suite
Bowden Business Village
Market Harborough
Leicestershire
LE16 7SA

T: 01858 383120
E: mh@tep.uk.com

GATESHEAD

Office 26 Gateshead
International Business
Centre
Mulgrave Terrace
Gateshead
NE8 1AN

T: 0191 6053340
E: gateshead@tep.uk.com

LONDON

8 Trinity Street
London
SE1 1DB

T: 020 3096 6050
E: london@tep.uk.com

CORNWALL

Nr Falmouth
Cornwall

T: 01326 240081
E: cornwall@tep.uk.com