

Biodiversity Enhancement and Management Plan

43 Hilton Lane

Prestwich, Manchester

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Prepared for: Gold Sketch Studios

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1. Introduction

1.1 Biodiversity Enhancement and Management Plan

- 1.1.1 This Biodiversity Enhancement and Management Plan (BEMP) sets out the aims, objectives and measures to be implemented to improve ecological functionality of 43 Hilton Lane, Prestwich.
- 1.1.2 A site-specific approach is provided to ensure that wildlife present, or likely present in the area is supported, with the intention of maintaining ecological functionality of the site for local wildlife.
- 1.1.3 The BEMP is a 5-year proposal and must be updated following this period.
- 1.1.4 The overall aim is to create new opportunities for wildlife and to ensure retention and enhancement of ecological functionality. This will contribute to the targets of the National Planning Policy Framework (NPPF, 2021).

1.2 Ecological Baseline – Pre-development

- 1.2.1 A site visit was undertaken in December 2021 in order to determine the baseline conditions at the site. The survey site comprises a house, garage and well-maintained gardens composed of improved grassland with shrub borders.
- 1.2.2 The site has very limited suitability for wildlife due to the condition of the house and highly maintained gardens.
- 1.2.3 A Preliminary Roost Assessment undertaken in December 2021 considered the structure to have very low – negligible suitability for bats. The structure and garden has limited suitability for nesting birds.
- 1.2.4 However, the situation of the house, with Hilton Park and Prestwich Golf Club adjacent to the south provides an opportunity to enhance the site for bats and other wildlife including birds, which are likely to be present in the area.



2. Biodiversity Compensation and Enhancement

2.1 Objective and Aims

2.1.2 The objective of the enhancement and maintenance plan: **To enhance the site for wildlife ensuring the ecological features created are easy to maintain.**

2.1.3 The site enhancement, compensation and maintenance measures aim to:

Enhancement of biodiversity and ecological functionality on site through:

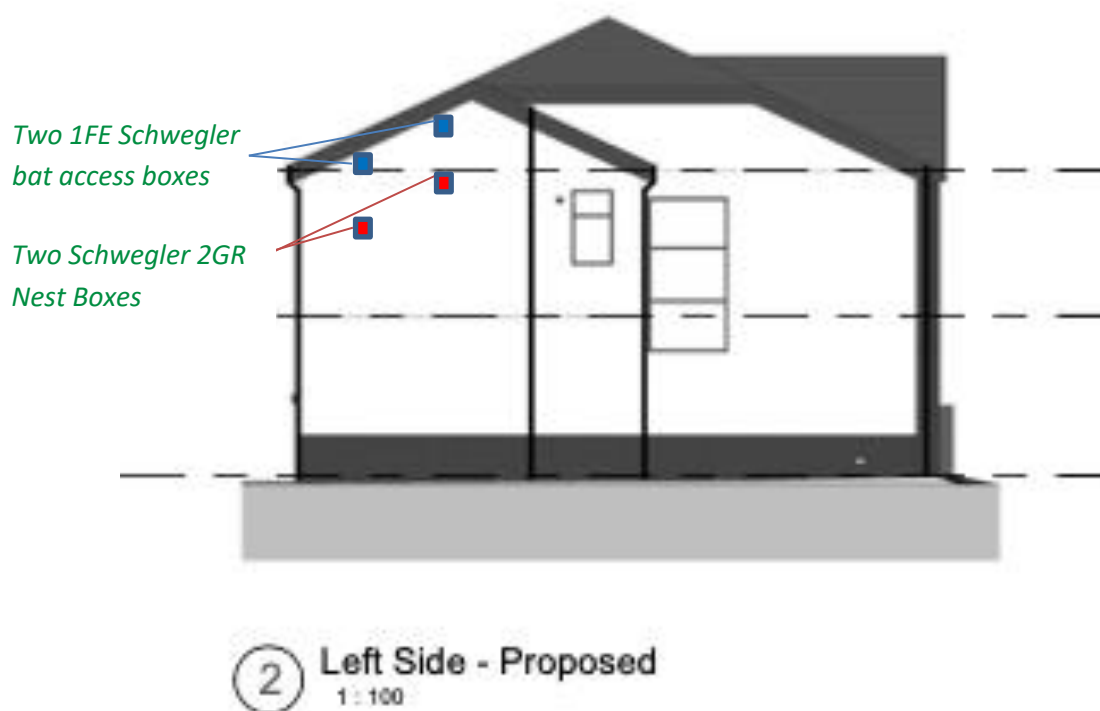
- Provision of **bird nest boxes in buildings.**
- Provision of **bat roost boxes in buildings.**
- Ensuring access for small mammals and other wildlife by ensuring a **'hedgehog highway'**

2.2 Habitat Creation

Provision of Bird and Bat Boxes

- 2.1.4 Two 1FE Schwegler Bat Access Panels will be installed on the exterior of the building on the southeast elevation. The southwest elevation provides safe and undisturbed access for bats into and out of the boxes from the open landscape to the rear of the property. No security lighting will be installed on this elevation of the building. See Figure 1.
- 2.1.5 Two 2GR Schwegler Bird Nest Boxes will be installed on the southwest elevation of the building close to boundary vegetation. This elevation of the building will be least disturbed. These boxes have extra protection from cats, magpies and jays.

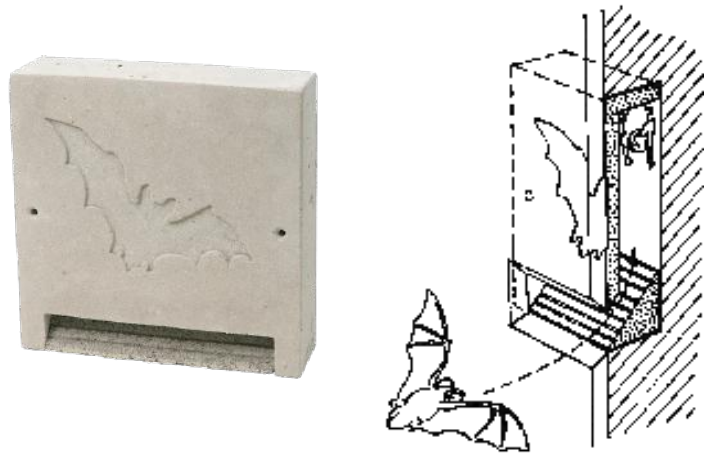
Figure 1: Bird and Bat Box Locations



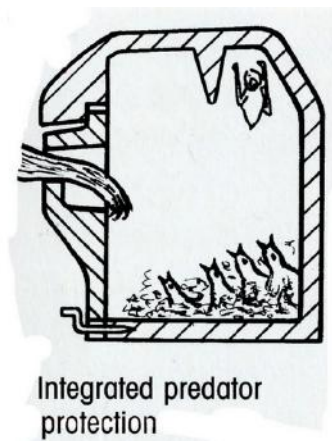
Drawing taken from Drawing: Existing and Proposed Elevations. Gold Sketch Studios Dwg. No. 003

1FE Schwegler bat access panel

This box is durable and does not require cleaning.



2GR Schwelger Nest Box



Provision of the Hedgehog Highway

- 2.1.6 Fencing around the site will be raised approximately 13cm above the ground in at least 2 locations on the rear boundary to allow movement of wildlife beneath. Alternatively, holes 13cm x 13cm will be made in the fencing to the rear of the property to allow hedgehogs to pass through.



3. Establishment and Management

3.1 Bird and Bat Box Maintenance

- 3.1.1 Bat boxes do not need to be maintained. The Schwegler bat boxes are durable and self-cleaning.
- 3.1.2 Bird boxes should be cleaned out once per year in the Autumn following bird nesting season (bird nesting season is generally March – August inclusive).