

21 Pinfold Lane, Prestwich

Biodiversity Enhancement Scheme

69677



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Client	Wyvern Partnership LLP
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Discharge of Condition 10

Background

Rachel Hacking Ecology Ltd was commissioned by Wyvern Partnership LLP to provide ecology consultancy services for a proposed development at 21 Pinfold Lane, Prestwich (the 'site'). The site received full planning permission from Bury Council in 2023 for the demolition of an existing dwelling and the erection of a new detached dwelling to replace existing (planning reference 69677). As part of the planning permission, several conditions were attached. Condition 10 relates to the provision of a bird and bat box scheme.

Condition Wording

Condition 10 states: *"Prior to occupation bird nesting and bat roosting mitigation and enhancement measures, including one additional bat box beyond that required for the bat mitigation license will be provided to and agreed in writing by the Local Planning Authority. The approved measures shall thereafter be maintained."*

Bird Boxes

Two WoodStone Starling Nest Boxes (see Figure 1) will be installed on suitable trees along the southeastern boundary of the site. Boxes should be at least 3m high with a clear approach. These will offer roosting and nesting habitat for Starlings and other species.





Figure 1. WoodStone Starling Nest Box

Available at: <https://www.birdfood.co.uk/nest-boxes/specialist-nest-boxes/woodstone-starling-nest-box>.

Bat Box

The site is the subject of a bat mitigation licence (2024-67233-EPS-MIT). Bat roosting provision has been included within the construction of the new house, comprising 3 x Schwegler 2FR Bat Tubes (joined together to provide a larger roosting area) at both the southwest and northeast gables (see Figure 2).



Figure 2. Schwegler Bat Tubes installed at the northeast gable

It is not considered proportionate to install any further bat roosting features. However, if required to discharge Condition 10, one Bat Box Almaurol (see Figure 3) will be installed on a suitable tree on site. Bat boxes should be at least 3m high. Bat boxes should not be illuminated by artificial lighting.

The bird boxes and bat box will be installed by a suitably qualified ecologist.



Figure 3. Bat Box Almaurol

Available at: <https://www.birdfood.co.uk/almaurol-bat-box>