

Your Ref: 71426
Our Ref: MAN.893.016.EC.R.003

Date: 22nd January 2026
Email: daniel.hull@enzygo.com

FAO: Westchurch Homes (the client)

RE: Bird and Bat Nesting and Mitigation Strategy (Condition 12) – Dumers Lane, Radcliffe, M26 2BD

Further to recent correspondence, please find enclosed details suitable for submission to Bury Council planning authority in relation to planning application reference 71426 to discharge Condition 12 for the proposed *'Demolition of buildings and erection of 77 no. affordable dwellings and associated access off Wild Street, landscaping and parking.*

Background

In January 2026 Enzygo Ltd was commissioned to create a Bat and Bird Nesting Mitigation Strategy for land at Dumers Lane, Radcliffe, M26 2BD (SD 79770 08130) located within the Bury Council planning authority. This letter and accompanied Biodiversity Enhancement Plan (**Appendix A**) was requested to support the discharge Condition 12 of planning application reference 71426 to redevelop the site to 77 residential units and associated access off Wild Street, landscaping and parking.

Condition 12 states that:

'A bird and bat nesting and mitigation strategy shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should target house sparrow and starlings and include the provision of House Sparrow terraces, swift bricks and bat boxes. Thereafter, the development shall be implemented in full accordance with the approved details and measures.'

The application is supported by an *Ecological Survey and Assessment* (ERAP, 2025), which outlines opportunities for ecological enhancements that are appropriate to the site location, conditions, and nature of the proposed development. This includes recommendations for the proposed installation of new bat roost boxes and bird nest boxes. The enhancements will be sited at the locations shown on the appended Biodiversity Enhancement Plan.

Bat Roost Boxes

The proposed development will incorporate a total of **eight** new commercially available integrated bat roost boxes to provide enhanced roosting opportunities for bats at the site. The bat roost boxes will be sited at the locations shown on the appended Biodiversity Enhancement Plan. Boxes will be fixed to the southern aspect of buildings, at least 2.5 metres above ground level, facing away from major sources of human disturbances and artificial lighting. This will minimise potential disturbance from street lighting throughout the site.

It is proposed that bat boxes comprise **8 x Ibstock Enclosed Bat Box (Smooth Faced)** (or similar products as approved), providing enhanced roosting conditions for species such as Common Pipistrelle and Soprano Pipistrelle, or other light tolerant species, which are likely present in the local area. These boxes are shown in Insert 1 below and are available from www.wildcare.co.uk and www.nhbs.com.



Insert 1: Ibstock Enclosed Bat Box (Smooth Faced)

Bird Nest Boxes

The proposed development will incorporate **24** integrated new bird boxes to provide enhanced nesting opportunities for urban and garden bird species expected to be present within the wider area. The bird boxes will be sited at the locations shown on the appended Biodiversity Enhancement Plan.

The boxes shall comprise **8 x Schwegler 1sp Sparrow Terrace**, **8x Schwegler 16 Swift Box** and **8 x Habitat Starling Box** (or similar as approved) to be located at least 2.5 metres above ground level on the buildings shown at locations on the appended Biodiversity Enhancement Plan. Whilst targeted at House Sparrow, Swift and Starling, such boxes will be used by the majority of species expected to be present in the wider area. The boxes will be fixed to the northern and western aspects of buildings to reduce the risk of excessive sunlight causing chicks to overheat in the box, which can occur with south-facing locations. These locations have been chosen to minimise potential for overheating whilst remaining distant from potential disturbance. These box types are shown in Insert 2 below and are available from www.wildcare.co.uk and www.nhbs.com.



Insert 2: From left to right: *Schwegler 1sp Sparrow Terrace*, *Schwegler 16 Swift Box* and *Habitat Starling Box*

Persons Responsible

The developer or a third party employed to undertake specific services, will be responsible for implementing all the aforementioned biodiversity enhancement measures. These will proceed under ecological supervision where relevant.

Timetable for Implementation

The enhancements are to be installed/implemented prior to the occupation of the dwellings.

Management and Maintenance

No specific management or maintenance of the bat roost boxes or bird nest boxes is required as these are to be located within the private ownership of new residents. As the boxes are to be integrated into the brickwork of the properties, there is negligible risk that these will be removed and/or damaged.

I trust this satisfies your requirements.

Please contact me if you have any queries.

Yours sincerely,

Daniel Hull MSc BSc (Hons), Qualifying member of CIEEM – Project Management Trainee
Enzygo Ltd



KEY:



Site Boundary



8 x Istock Enclosed Bat Box
(Smooth Faced)



8 x Schwegler 1SP Sparrow
Terrace



8 x Schwegler 16 Swift Box



8 x Habitat Starling Box



P01	19/01/2026	Issued for comment / approval	SD	DH	DH
Rev	Date	Description	DRA	CHK	APP

Project

Dumers Lane

Client

Westchurch Homes Ltd

Drawing Title

Biodiversity Enhancement Plan

Scale

1:1000 @ A3

Date

19/01/26

Status

Preliminary

DWG No.

MAN893016-ENZ-XX-XX-DR-Z-0001

Revision

P01

Bristol
01454 269 237
Manchester
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Sheffield
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Cardiff
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0 20 40 60 80 100m

Scale 1:1,000