

79 – 86 Chancery Lane, Ref: 2013/2159/P

Material to Discharge of Planning Conditions –

Condition Number 7

‘Prior to the first occupation of the development a plan showing details of bird and bat locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason:

In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measure within the development in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy’.

Information

This section should be read in conjunction with **Figure 1** and **Figure 2** which specifies the recommended locations of the bird and bat boxes.

Recommended Bird Boxes:

The following bird nest boxes would be installed:

- “1 SP Schwegler Sparrow Terrace” x 4 (24.5 cm x 4 3cm x 20 cm and 15kg) (see **Photograph 1**)
- “2H Schwegler Robin Box” x 2 (20 cm x 15 cm x 20 cm and 2.5 kg) (see **Photograph 2**)

1 SP Schwegler Sparrow Terrace:

The ‘1 SP Schwegler Sparrow Terrace’ has been chosen for its suitability for house sparrows *Passer domesticus*. House sparrows are listed as a species of principle importance under Section 41 of the Natural Environment Rural Communities (NERC) Act 2006 and are also listed as a priority species within the London Biodiversity Action Plan (LBAP) and Camden Biodiversity Action Plan (CBAP).

The following is recommended:

- Four '1 SP Sparrow Terraces' would be installed in pairs as house sparrows nest in colonies¹;
- The '1 SP Schwegler Sparrow Terraces' would be installed on the building façade at a height greater than 5m off street level to avoid vandalism;
- The '1 SP Sparrow Terraces' would be placed on the north elevation of the building (please see **Figure 1**) due to the close proximity to the green space (located to the west) as this will provide foraging opportunities. The north elevation is also located away from the main road, thus providing a quieter environment, minimising disturbance; and
- The '1 SP Sparrow Terraces' would be placed away from any windows thus reducing disturbance to the residents by the house sparrows and vice versa.

2H Schwegler Robin Box:

The '2H Schwegler Robin Box' has been chosen for its suitability for occupation by black redstarts *Phoenicurus ochruros* as recommended by the British Trust for Ornithology (BTO)². Black redstarts are listed as a Schedule 1 bird species under the Wildlife and Countryside Act 1981 (as amended) and are listed as a priority species within the LBAP and the CBAP.

The following is recommended:

- The '2H Schwegler Robin Box' would be located adjacent to the brown roofs. Brown roofs have been identified as a key conservation tool for black redstarts³. Black redstarts are associated with brownfield sites due to the foraging opportunities;
- Due to the red starts preference to nest on the faces of buildings / industrial structures⁴, it is recommended the '2H Schwegler Robin Box' are mounted on sturdy trellising (or equivalent) Please see **Figure 2**. If appropriate, it is suggested climbing plants are encouraged up the trellising to provide shelter and habitat for invertebrates. Honeysuckle *Lonicera periclymenum* is a good example of a climbing plant suitable.

Maintenance:

The following maintenance would need to occur:

- Boxes should be cleared out annually over the winter months (October – February inclusive) to avoid disturbance to breeding birds. Any old nests should be removed entirely and the boxes should preferably be cleaned; and
- Any damaged boxes should be repaired or replaced as necessary. The boxes should then be replaced in their original positions.

¹ Svensson, L and Grant, P. J (1999) Collins Bird Guide

² BTO (1993) Guide 23, Nestboxes

³ Gedge, D (2003) From Rubble to Redstarts

⁴ Gibbon, D. W, Reid J. B and Chapman, R. A (1993) The New Atlas of Breeding Birds and Ireland 1999 - 1991

Recommended Bat Tubes:

- 'Schwegler Bat Tube 1FR' x 4 (47.5 cm x 20 cm x 12.5 cm, 9.8 kg) (see **Photograph 3**)

This type of bat tube has been suggested to meet the behavioural characteristics of bats which inhabit buildings such as common pipistrelle *Pipistrellus pipistrellus*. All bat species are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 (as amended) and the NERC Act 2006 and are also listed in the LBAP and CBAP.

The bat tube can either be placed flush against the wall or beneath rendered surface and painted to match the exterior brickwork with an air permeable paint.

The bat tube has been chosen due to them being maintenance free.

Siting Guidance:

- It is recommended the bat boxes would be placed on the north elevation of the building (please see **Figure 1**) due to the close proximity to the green space (located to the west) as this will provide foraging opportunities. The north elevation is also located away from the main road, thus providing a quieter environment, minimising disturbance;
- The Bat tubes would be installed on the façade of buildings would be positioned at a height greater than 5m off street level to avoid vandalism.

Maintenance:

Due to the types of bat boxes specified, no maintenance is required. However, if one appears to be visibly damaged, it should be replaced at the earliest opportunity.

Should written confirmation be provided that the boxes/terraces/tubes have been installed at the Site (prior to the first occupation of the building) as per the specifications detailed within this note, then it is considered that Condition 7 of the planning application (Ref: 2013/2159/P) can be discharged.

Photo 1: 1 SP Schwegler Sparrow Terrace



Source:
http://www.nhbs.com/1sp_schwegler_sparrow_terrace_tefno_174850.html

Photo 2: 2H Schwegler Robin Box



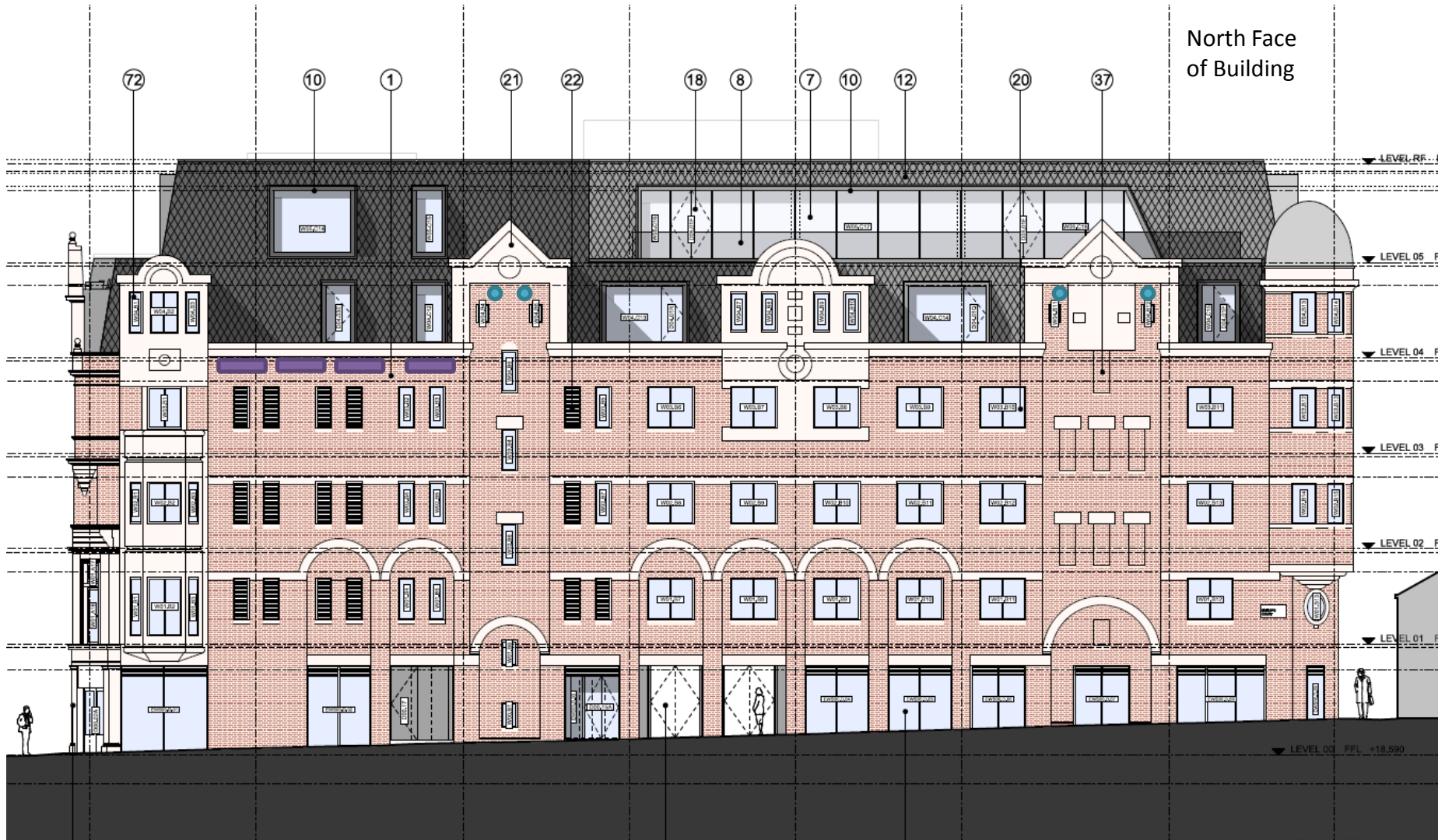
Source:
http://www.nhbs.com/2h_schwegler_robin_box_tefno_161277.html

Photo 3: Schwegler Bat Tube 1FR



Source:
http://www.nhbs.com/1fr_schwegler_bat

_tube_tefno_161276.html



= 1 SP Schwegler Sparrow
Terrace



= Schwegler Bat Tube 1FR

Figure 1: Recommended locations for
sparrow terrace and bat tubes (not to scale)

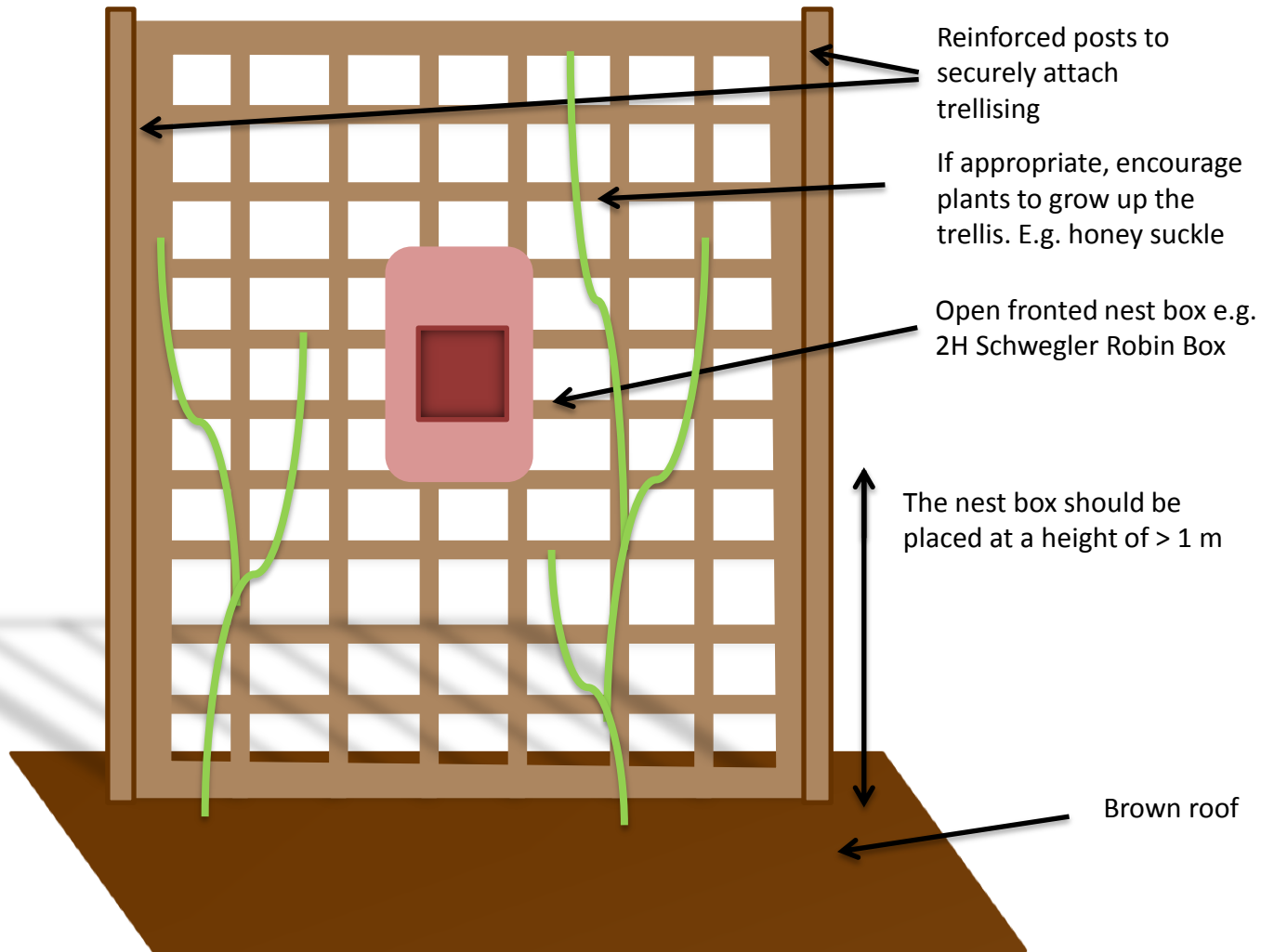


Figure 2 : 2H Schwegler Robin Box for Black Redstart on trellis design (not to scale)