

52 Holmes Road, NW5 3AA, Camden
Planning Condition: 10
Application Ref: 2016/1986/



- **10** - Details of integrated bird and bat nesting boxes or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained. Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.

In order to comply with planning condition 10 for this application and in accordance with policy 7.19 of the London Plan 2016, policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy A3 of the Camden Local Plan Submission Draft 201. We are proposing to include a number of bird and bat boxes within the development.

Firstly, there will be a total of 8 bird boxes on the roof of the development, whilst it is almost impossible to manage the species that will take residence within the boxes each year we are proposing that they will be implemented for the common starling. The table below illustrates the birds which fall under the London boroughs protected species.

Species Group	Total Records	Protected Species		Number of Records	Protected Status														
		Common name	Scientific name		London BAP	National BAP	WCA 1-1	WCA 1-2	WCA 5-9.1	WCA 5-9.4a	WCA 5-9.4b	WCA 5-9.5a	WCA 5-9.5b	Birds Dir. Annex 1	Cons RegSch 2	Cons Reg Sch 4	Hab Dir Annex 2	Hab Dir Annex 4	
Birds	13249	Hedge Accentor	<i>Prunella modularis</i>	321	X														
		Song Thrush	<i>Turdus philomelos</i>	267	X														
		Common Starling	<i>Sturnus vulgaris</i>	222	X														
		House Sparrow	<i>Passer domesticus</i>	126	X	X													
		Redwing	<i>Turdus iliacus</i>	117			X												
		Eurasian Hobby	<i>Falco subbuteo</i>	85			X												
		Fieldfare	<i>Turdus pilaris</i>	82			X												
		Herring Gull	<i>Larus argentatus</i>	77	X														
		Common Redpoll	<i>Carduelis flammea</i>	73	X														
		Yellow Wagtail	<i>Motacilla flava</i>	58	X														
		Greylag Goose	<i>Anser anser</i>	56				X											
		Spotted Flycatcher	<i>Muscicapa striata</i>	52	X	X													
		Common Linnet	<i>Carduelis cannabina</i>	50	X														
		Common Kingfisher	<i>Alcedo atthis</i>	49			X							X					
		Brambling	<i>Fringilla montifringilla</i>	48	X														
		Tree Pipit	<i>Anthus trivialis</i>	44	X	X													
		Sky Lark	<i>Alauda arvensis</i>	42	X														
		Northern Lapwing	<i>Vanellus vanellus</i>	40	X	X													
		Sand Martin	<i>Riparia riparia</i>	33	X														
Common Crossbill	<i>Loxia curvirostra</i>	30			X														

‘Starlings have declined as a breeding bird in the UK by as much as 50% in the last 25 years. It is now on the Birds of Conservation Concern Red List reflecting this worrying decline. Starlings use a whole range of nesting sites on buildings and trees, and our nestbox provides a comfortable, safe and dry nest site for starlings to use when natural sites may be scarce.

Whilst starlings may use natural cavities at a range of heights, when putting up these bird nesting boxes we suggest they are placed 2.5m or higher above the ground. Starlings are gregarious birds and often nest in a loose colony so if you are able to put up several boxes in a group on adjacent trees or buildings you may well find a colony building up and occupying all your boxes.

The starling box is our largest round aperture box. Constructed from precision cut FSC certified external grade European birch plywood, it is treated with environmentally friendly preservative which is kind to the birds and ensures a long lasting dry comfortable nest box. It features convenient access for cleaning etc, through its hinged roof, and flip over latch lock.’

Dimensions

Overall height: 51cm, Overall width: 16cm, Overall Depth: 18cm



We are also looking to include up to 4 bat boxes within the construction of this project. We are hoping that by introducing 'bat bricks' built into the wall over the lightwell/ green roof that the increase in insects will encourage bat species such as the 'Pipistrellus' to nest in the bat boxes as the green roof will offer a source of food for them (mainly insects). The Pipistrellus is also named on the latest audit of protected species within London.

Terrestrial Mammals	812	Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	105	X	X			X	X	X	X	X	X				X	
		Pipistrellus	<i>Pipistrellus</i>	96	X				X	X	X	X	X						X
		Pipistrellus pipistrellus	<i>Pipistrellus pipistrellus</i>	86	X				X	X	X	X	X			X			X
		Daubenton's Bat	<i>Myotis daubentonii</i>	59	X				X	X	X	X	X			X			X
		Noctule Bat	<i>Nyctalus noctula</i>	50	X	X			X	X	X	X	X			X			X
		West European Hedgehog	<i>Erinaceus europaeus</i>	41	X	X													
		Brown Long-eared Bat	<i>Plecotus auritus</i>	41	X	X			X	X	X	X	X			X			X
		Natterer's Bat	<i>Myotis nattereri</i>	16	X				X	X	X	X	X			X			X
		Unidentified Bat	<i>Myotis</i>	12	X				X	X	X	X	X						X
		Vespertilionidae	<i>Vespertilionidae</i>	11	X				X	X	X	X	X			X			
		Lesser Noctule	<i>Nyctalus leisleri</i>	8	X				X	X	X	X	X						X
		Nathusius's Pipistrelle	<i>Pipistrellus nathusii</i>	8	X				X	X	X	X	X			X			X
		Serotine	<i>Eptesicus serotinus</i>	8	X				X	X	X	X	X			X			X
		Nyctalus	<i>Nyctalus</i>	2	X				X	X	X	X	X			X			
		Kuhl's Pipistrelle	<i>Pipistrellus kuhlii</i>	1	X				X	X	X	X	X			X			X

'This product makes an ideal bat house for most of the UK's bat species, including Pipistrelles, who will use it for roosting, hibernating and (in maternity roosts) bringing up their young. The entrance hole can be tailored to suit different species of bat if required.

The box is self-cleaning thanks to an internal tilt board at the base; this works by diverting droppings out of the entrance hole. The back of each box is lined with wood; in front of this sits a removable untreated sawn timber baffle board which divides the main area into two, giving extra roosting space.

The bat boxes are supplied with a non-removable front as standard, as access is only permitted by licensed bat workers.'



PHD ASSOCIATES



Please see attached documents for elevational elevation of suggested location of both Bat and Bird Boxes.

If any further information is required please do not hesitate to contact us.

Braemar House • Water Lane • Stansted • Essex CM24 8BJ
T: (01279) 817 342 E: info@phdassociates.co.uk