



PROJECT LUMA
Planning Condition 3
Bird & Bat Boxes

Rev 4

7th May 2020

BIRD & BAT BOX REPORT – PLANNING CONDITION 3.

Town Planning Application for Discharge of Planning Condition 3.

This report provides the supplementary information to accompany the application to discharge planning condition 3 from the Approval of Reserves Matters application ref: 2015/4819/P dated 13/11/2015.

Condition 3:

The description of condition 3 is as follows;

Prior to first occupation of the development a plan showing details of bird and bat box locations and types and an 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 occupation of the development and thereafter retained.

Bird & Bat Boxes Information:

Locations:

Our Consultant Ecologist (Derek Finnie Associates) have recommended the best locations for bird and bat boxes for Project Luma described below in this report. See SK01 roof plan (see appendix) locating the bird and bat boxes on level 11 roof. See SK02 for the bird and bat boxes on the West elevation, which includes the comments received from Camden’s Nature Conservation Officer. Project Luma is constructed with pre-cast concrete cladding panels so fully integrated bird and bat boxes into the façade, like the type used in brick elevations, are not possible. The solution therefore is to permanently fix the bird and bat boxes to the roof enclosure screen, which is 1.8m high.

Bird Boxes:

This nest box consists of a weatherproof outer shell made from UV stabilised 100% recycled plastic. Inside the outer shell is a wooden nest box to provide the ideal environment for birds to nest in. The wooden box has drainage holes in the base and can be removed from the plastic case. The outer shell has been precision cut and uses an ingenious system of tabs to hold it together. This further extends the lifespan by ensuring that there are no metal fixings that could rust or degrade over time.



Figure 1. Bird Box

The internal compartment is constructed from FSC-Certified Oriented Strand Board, which is made from flakes of wood waste or from saplings thinned from forests to make space for larger trees. If you need to check or clean the box, simply twist the fastening at the bottom and the wooden nesting chamber will slide out. The outer shell is made from recycled board which is itself made from discarded bale wrap, fertiliser bags and other plastic waste, gathered mostly from farms across the UK. The Eco Small Bird Box is designed and manufactured in the UK.

Bird Species to be accommodated;

These bird boxes are suitable for sparrow, which are specifically noted in the RPS Consultants survey report dated October 2007, in addition to the specific report on Black Redstarts. With the 32mm hole size this nest box will attract a large range of species including blue tits, coal tits, marsh tits, house sparrows, great tits, nuthatches and pied flycatchers.

Installation;

Fixing to the roof enclosure screen is achieved using the three concealed mounting holes in the back of the box (located opposite the entrance hole for easy access). Often this is the only fixing needed, but a further hole is provided at the base if required for stability. The boxes are mounted by remove the inner compartment, fix the outer shell onto the screen then slide the inner roost chamber back into the box and secure it in place.

Specification;

- Materials: Recycled LDPE plastic and FSC Certified OSB
- Finish: Non-toxic water-based stain and preservative
- Dimensions: 26cm x 17cm x 17xcm (H x W x D)
- Weight: 1.1kg
- Fixing: Three concealed keyholes and further fixing hole at base

Bat Boxes;

This large wooden bat box is treated externally with a black non-toxic preservative, the box will absorb and retain heat from the sun which is further retained by the three internal ceramic panels. These panels also divide the internal chamber into three crevices, which provide bats such as pipstrelles with the roosting environment that they prefer.



Figure 2. Bat Box

A bat ladder at the base of the box provides easy access and the 17mm wide entrance slot is a good size for bats, whilst being small enough to deter birds from entering. The bottom entrance slot also means that any droppings will fall out, so no maintenance is required.

Bat Species to be accommodated;

This large wooden bat box has been specially designed to attract maternity colonies of crevice dwelling bats such as common and soprano pipistrelles.

Installation;

Boxes will be wall mounted using the six mounting holes at the top and bottom of the box. Stainless steel screws will be used to fix the box to a steel-clad acoustic screen.

Specification;

- Materials: FSC exterior grade European birch plywood, ceramic inserts
- Construction: Panels stapled together with surface sunk staples
- Finish: External surfaces treated with water-based non-toxic, non-volatile wood treatment
- Dimensions: 78cm H x 35cm W x 14cm D
- Entrance: 17mm wide slot
- Internal: Three internal crevices approximately 20mm wide with three ceramic inserts
- Weight: 16kg
- Access: Removable roof, secured with two screws
- Fixing: Six fixing holes in back panel for fixing to the roof enclosure screen

Appendix

C645_P_RF_001 SK:01 rev E Proposed roof plan, McLaren SK:01 Ref.CON3 Bird/Bat Boxes

C645_E_W_001 SK:02 rev G Proposed West Elevation, McLaren SK:02 Ref.CON3 Bird/Bat Boxes