



SYMMETRY PARK MERSEYSIDE

WIDNES

UNITS 3 & 4 RESERVED MATTERS 3 - BAT AND BIRD BOX SCHEME

TEP
401 Faraday St
Birchwood Park
Warrington
WA3 6GA

Tel: 01925 844004
Email: ten@ten.uk.com

Document Title	Units 3 & 4 Reserved Matters 3 - Bat and Bird Box Scheme
Prepared for	Tritax Symmetry Merseyside Ltd.
Prepared by	TEP - Warrington
Document Ref	7367.042

Author	Hayley Smith
Date	February 2024
Checked	Anne Pritchard
Approved	Anne Pritchard

Amendment History					
Version	Date	Modified by	Check / Approved by	Reason(s) issue	Status
1.0	Feb 24	HS	ACP	Original Issue	Final

CONTENTS	PAGE
1.0 Introduction.....	1
2.0 Bat Box Specifications.....	2
3.0 Bird Box Specifications.....	9
4.0 Siting, Installation and Maintenance of Bat and Bird Boxes.....	10

TABLES	PAGE
Table 1 Bat box specifications for trees with roost potential which will be removed.....	2
Table 2: Bat box specifications.....	4
Table 3: Bird Box Specification.....	9

DRAWINGS

Location Plan (22605-UMC-XXXX-SI-DR-A-0670-Location Plan_P01)

Illustrative Masterplan (22605-UMC-XXXX-SI-DR-A-0671-Illustrative Masterplan_P08)

G7367.083 Summary Bat and Bird Box Plan

G7367.069 Bat Tree Location Plan - RM3

G7367.067 Bat and Bird Box Plan for RM3

1.0 Introduction

- 1.1 TEP have been commissioned by Tritax Symmetry Merseyside Ltd to prepare a Bat and Bird Box Scheme for the Units 3 & 4 Reserved Matters 3 (RM3) application of the Symmetry Park Merseyside development proposals as shown in the Location Plan (22605-UMC-XXXX-SI-DR-A-0670-Location Plan_P01) and Illustrative Masterplan (22605-UMC-XXXX-SI-DR-A-0671-Illustrative Masterplan_P08) (see Drawings).
- 1.2 The Ecology Chapter of the Environmental Statement sets out the mitigation and enhancement requirements with respect to style and number of bat and bird boxes for the entire Symmetry Park Merseyside proposed development site; 41 bat boxes and 42 bird boxes.
- 1.3 This document provides specific information on the bat and bird box requirement for the RM3 application site only and provides details on the designs/specifications of the boxes, as well as suitable locations for the installation of the boxes.
- 1.4 Previously, nine bat boxes and 22 bird boxes were installed as part of the Phase 1 works (TEP Report: 7367.018) and 13 bat boxes and 18 bird boxes were installed for the Unit 2 Reserved Matters 1 application (TEP Report: 7367.026) for bats and birds. The Bat and Bird Box Scheme for the Unit 2 Reserved Matters 2 application (TEP Report 7367.037) indicates a number of bat boxes that will require relocation due to the proposed RM3 application. A summary of the bat and bird box locations for these previous phases of the scheme is presented in Drawing G7367.083 (see Drawings).
- 1.5 Based on the specification set out in the ES chapter, it was proposed that 12 bat boxes (due to the loss of five trees with bat roost potential) and two bird boxes would be installed to provide mitigation and enhancement for the RM3 application for bats and birds. However, following an updated ground level tree assessment (GLTA) and aerial surveys of trees to be lost, undertaken in November and December 2023 following the Bat Conservation Trust (BCT) Good Practice Guidelines (Collins, 2023), there are now nine trees requiring removal and therefore updated mitigation via bat box installation is required.
- 1.6 The specification of bat and bird boxes for the mitigation scheme have been chosen with consideration given to the species assemblages present at the site following survey work completed as well as the planning layout and are summarised as follows:
 - 1 x 1FF Schwegler Bat Boxes
 - 1 x 1FS Schwegler Bat Boxes
 - 4 x 2FN Schwegler Bat Boxes
 - 2 x 1FD Schwegler Bat Boxes
 - 2 x 2F Schwegler Bat Boxes
 - 2 x Isabella Bat Boxes
 - 3 x Large Multi Chamber Woodstone Bat Box
 - 2 x Barcelona nest box

- 1.7 It should be noted that certain bat boxes as stated in the Ecology Chapter of the Environmental Statement will not be installed because four trees (T5 - T8) are now retained within the woodland to the south-east of Unit 3 and therefore do not require mitigation. In addition, T13, previously of high bat roost suitability, has been downgraded to no bat roost suitability following the updated 2023 surveys and therefore the bat box mitigation specified for this tree is no longer required.

2.0 Bat Box Specifications

- 2.1 Bat boxes have been chosen to suit the species identified within the desk study and which have been recorded on the site during bat roost and activity surveys undertaken by TEP in 2019 and 2020 and detailed in the Ecology Chapter of the Environmental Statement, Appendix 8.1 Desk Study and Appendix 8.3 Bat Survey.
- 2.2 Nine trees with features that provide roost suitability (trees T14-T17, T31-32 and T35-T37) (Drawing G7367.069. Bat Tree Location Plan (see Drawings)) will be removed as a result of site clearance for the RM3 application. While T30, T33 and T34 also show as having roost suitability on Drawing G7367.069A, this is because they have bat boxes installed on them that will be relocated (see Bat Favourable Conservation Status Mitigation Strategy (TEP report 7367.043)) and therefore no further mitigation is required for these trees.
- 2.3 Replacement roost boxes for the loss of these trees are detailed in Table 1 and will comprise 15 bat boxes. These boxes will be installed on suitable retained trees within the country park and development zone, prior to site clearance commencing, near habitat features which provide suitable flight lines, such as woodland or scrub edge habitats and away from direct lighting.
- 2.4 A range of box types have been specified to take account of the variety available and in recognition that availability is often an issue.

Table 1 Bat box specifications for trees with roost potential which will be removed

Tree to be removed	Bat Roost Habitat Suitability Categorisation	Bat box specifications
14	PRF-M	x2 2FN Schwegler Bat Box (suitable for trees, identified as being used by noctule and Bechstein's) x1 1FD Schwegler Bat Box (nursery colonies of species such as common pipistrelle)
15	PRF-M	x2 2FN Schwegler Bat Box (suitable for trees, identified as being used by noctule and Bechstein's) x1 1FD Schwegler Bat Box (nursery colonies of species such as common pipistrelle)
16	PRF-I	x2 2F Schwegler Bat Box (general purpose)
17	PRF-M	x1 1FF Schwegler Bat Box With Built-in

Tree to be removed	Bat Roost Habitat Suitability Categorisation	Bat box specifications
		Wooden Rear Panel/ 1FFH Schwegler Universal Bat Box (summer roosting or nursery site, suitable for pipistrelles and noctules) x1 1FS Schwegler Large Colony Bat Box (suitable for noctule, Nathusius' pipistrelle and brown long-eared and nurseries, suitable for both summer and winter roosting but not a specific over-wintering box)
31	PRF-I	X1 Isabella bat box (suitable for a variety of bat species including brown long eared bat, noctule bat, and Daubenton's bat that will inhabit the box's single internal cavity.
32	PRF-I	X1 Isabella bat box (suitable for a variety of bat species including brown long eared bat, noctule bat, and Daubenton's bat that will inhabit the box's single internal cavity.
35	PRF-I	X1 Large Multi chamber Woodstone bat box (multi chambered bat box has a large internal space that can accommodate a colony of bats, can be used as a summer roost, maternity roost or hibernation box)
36	PRF-I	X1 Large Multi chamber Woodstone bat box (multi chambered bat box has a large internal space that can accommodate a colony of bats, can be used as a summer roost, maternity roost or hibernation box)
37	PRF-I	X1 Large Multi chamber Woodstone bat box (multi chambered bat box has a large internal space that can accommodate a colony of bats, can be used as a summer roost, maternity roost or hibernation box)

2.5 In summary, the total number of bat boxes to be provided is:

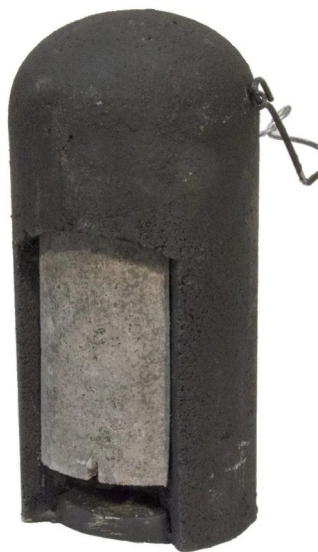
- 1 x 1FF Schwegler Bat Boxes;
- 1 x 1FS Schwegler Bat Boxes;

- 4 x 2FN Schwegler Bat Boxes;
- 2 x 1FD Schwegler Bat Boxes;
- 2 x 2F Schwegler Bat Boxes;
- 2 x Isabella bat box; and
- 3 x Large Multi chamber Woodstone bat box

Table 2: Bat box specifications

Bat box models and details
SCHWEGLER 1FF BAT BOX

Bat box models and details	
The Schwegler 1FF bat box is spacious enough for bats to use as a summer roost or nursery site, and the inner dimensions of the 1FF have a reducing width making it ideal for bat species which inhabit crevices such as pipistrelle and noctule bats. For conservation projects and studies, the entire front of the box can be easily swung open for inspection purposes. The bat box is also open at the bottom allowing droppings to fall out, so it does not need cleaning. The 1FF is, therefore, especially suitable for hanging in inaccessible places such as high in trees, or on steep slopes and house walls. Number required: 1 Dimensions: 43 x 27 x 14 cm	
SCHWEGLER 1FS LARGE COLONY BAT BOX	
The Schwegler 1FS Large Colony Box provides bats with a very large internal space. This allows high numbers of bats to congregate together and makes it very popular for accommodating large colonies in summer. It is particularly attractive to Noctule, Nathusius' Pipistrelle and Common Long-eared Bat. The large internal space and variety of hanging places makes it ideal for bats to use as a nursing area. The 1FS is suitable for both summer and winter quarters. The front panel can be easily removed for cleaning and inspection. If the box is being used by large numbers of bats it is advisable to check it regularly to remove the droppings Being made of woodcrete the box will last for years and provide a stable environment inside. Number required: 1 Dimensions: 44 x 38 cm	
SCHWEGLER 2FN BAT BOX	

Bat box models and details	
The 2FN Bat Box has two entrances - one at the front and one at the rear against the tree. Bats often creep into the rear entrance but leave by the front. It has a domed roof to allow the bats to form roosting clusters for warmth. This design has proved highly successful with noctule and Bechstein's bats; Due to the opening on the bottom, this bat box does not require cleaning. Being made of woodcrete the box will last for years and provide a stable environment inside. Number required: 4 Dimensions: 36 x 16 cm	
SCHWEGLER 1FD TRIPLE FRONT PANEL BAT BOX	
This Schwegler 1FD Bat box has been developed specifically as a maternity roost for smaller bats such as Pipistrelles. The interior and the type and size of the entrance hole match the requirements of smaller species. It features a special layout inside the domed roof, and increased interior height, and two grooved internal wooden front panels with precise spacing between them. Number required: 2 Dimensions: 36 x 16 x 16 cm	
SCHWEGLER 2F UNIVERSAL BAT BOX	

Bat box models and details	
An excellent general-purpose bat box, the Schwegler 2F-DFP Bat Box is suitable for summer use by a wide variety of species (and particularly liked by pipistrelles). It's the ideal 'starter' box to see if there are crevice loving bats in your area. The 2F-DFP is the same shape as the 2F but the front panel is fitted with a second inner wooden grooved panel, creating a space for crevice inhabiting bats. The front panel can be removed for inspection/cleaning. Being made of woodcrete the box will last for years and provide a stable environment inside. Number required: 2 Dimensions: 33 x 16 x 16 cm	
ISABELLA BAT BOX	
Designed to provide a large internal cavity, suitable for small groups of bats to roost in. It can be mounted on buildings, trees, and poles, via its large galvanised steel hanging loop, and is coloured an attractive green for a more natural finish. The base's sloping design, leading to an entry space at the rear, ensure that droppings fall out of the box to remove the need for ongoing maintenance. The base can also be removed in order to monitor the box's inhabitants. A variety of bat species will inhabit the box's single internal cavity, including brown long eared bat, noctule bat, and Daubenton's bat. It should be positioned at least 3m from the ground, in a sheltered area out of direct sun and away from artificial light sources. Number required: 2 Dimensions: 14 x 12 x 38 cm	
LARGE MULTI CHAMBER WOODSTONE BAT BOX	

Bat box models and details

This multi chambered bat box has a large internal space that can accommodate a colony of bats and is a fantastic all-purpose box. It can be used as a summer roost, maternity roost or hibernation box during mild winters. The box features internal wooden dividers as well as a rough surface, this provides a wide variety of hanging spaces as well as making it easier for bats to grip. There are two entrances, one on the front panel and one on the underside of the box. The front panel and internal wooden dividers can be removed for easy cleaning in the winter months, provided the box is not occupied.

Number required: 3

Dimensions: 15 x 27.5 x 16 cm



3.0 Bird Box Specifications

- 3.1 Bird boxes have been chosen to suit the notable species and local BAP species of birds identified as present within the desk study undertaken by TEP in 2019 and in the breeding bird surveys undertaken by TEP in 2020 and 2019 as detailed in the Ecology Chapter of the Environmental Statement, Appendix 8.1 Desk Study and Appendix 8.6 Breeding Bird Survey.
- 3.2 In order to mitigate for the temporary reduction of nesting habitat for tree and scrub nesting bird species (i.e. prior to new planting establishing), bird nest boxes appropriate for such species will be affixed to retained trees distributed across the site prior to site clearance of the RM3 application site commencing. Nest boxes two open fronted boxes suitable for song thrush, blackbird, robin and wren. They are to be mainly in proximity to suitable foraging habitat such as woodland or green spaces.
- 3.3 In summary, the bird box specification is as follows, with details provided in Table 3:
- 2 x Barcelona nest box

Table 3: Bird Box Specification

<u>Bird box models and details</u>	
BARCELONA OPEN NEST BOX	
General purpose, open fronted nest box. Suitable for robins and wrens (if well hidden), spotted flycatchers, pied and grey wagtails, song thrushes and blackbirds. Made from woodstone. Number required: 2 Dimensions: 19 x 24 x 17.5 cm	

4.0 [Siting, Installation and Maintenance of Bat and Bird Boxes](#)

Siting of Bat and Bird Boxes

- 4.1 The bat and bird boxes should be sited in accordance with Drawing G7367.067A. The specific locations will be confirmed during a pre-installation site visit.
- 4.2 As a general rule, bird boxes should be sited with the hole facing between north and east and bat boxes should face between south and west. Proximity to suitable commuting and foraging habitat for bats and birds has also been considered during the siting process. The proximity of boxes to artificial light has additionally been considered for bats. Failure to install bat and bird boxes in suitable locations may result in boxes being sited in sub-optimal positions that could lead to a lower up-take by bats and birds.
- 4.3 It is recommended that new bat and bird boxes are installed during autumn and winter to ensure they are ready for use the following breeding season.

Bat Boxes

- 4.4 Bat boxes must be installed at heights of between 3 to 6 metres on mature retained trees.
- 4.5 It must be ensured that there is unobstructed access for bats entering and leaving the bat box.
- 4.6 Bat boxes (for summer roosting) should be sited on southeast and south west faces of trees where no direct artificial light will shine on the box.

Bird Boxes

- 4.7 The Barcelona bird boxes must be installed 1.5 metres to 3 metres above ground level. As these are open-fronted nest boxes they should be sited in undergrowth such as ivy to provide cover for the nest. Boxes may be positioned higher in areas where there is a high cat population.
- 4.8 It must be ensured that there is unobstructed access for birds entering and leaving the bird box.
- 4.9 Bird boxes should ideally be placed on north and east faces of trees. In order to avoid the prevailing wind, no bird boxes should be sited on the west facing sides of trees.

Installation of Bat and Bird Boxes

- 4.1 All bat and bird boxes must be installed prior to commencement of site clearance.
- 4.2 All bat and bird boxes must be installed in line with the manufacturer's specifications to ensure no hazard is posed to occupants of the building or members of the public.

Maintenance

Bat boxes

- 4.1 The bat boxes will last for at least 20-25 years. The boxes are therefore suitable for long term mitigation projects.
- 4.2 The 1FS, 1FD and 2F Schwegler bat boxes will require cleaning if the box has been occupied by birds, or if bat droppings have built up within the box. The bat boxes have a removable front panel to allow easy cleaning and inspection. To clean, remove droppings or bird nest remains. Do not wash the bat box. Please note that if the box is occupied by a bat roost, the roost may only be disturbed by a licenced bat worker. If, on inspection, bats are found within the box, replace the cover carefully and do not disturb again without a licence to do so.

Bird Boxes

- 4.1 Bilbao and Barcelona nest boxes are manufactured from long-lasting woodstone and will last for at least 20-25 years and have a removable front panel to allow easy cleaning and inspection.
- 4.2 The boxes should be cleaned annually in the winter to remove the remains of the nest from the previous season. It is not usually necessary to wash the nest box. If parasites have invaded, wash with water only.

Substitutions

- 4.1 Should the recommended bird/bat boxes not be available, similar products are likely to be available from alternative suppliers. Any substitutions should be agreed with the Local Planning Authority.

DRAWINGS

Location Plan (22605-UMC-XXXX-SI-DR-A-0670-Location Plan_P01)
Illustrative Masterplan (22605-UMC-XXXX-SI-DR-A-0671-
Illustrative Masterplan_P08)
G7367.083 Summary Bat and Bird Box Plan
G7367.069 Bat Tree Location Plan - RM3
G7367.067A Bat and Bird Box Plan for RM3

-

The map shows a large industrial or commercial site. A prominent building is labeled "YODEL Let to Yodel Unit 01". The site is bounded by a blue line on the left and bottom, and a red line on the right and top. A green line outlines a specific area within the site. Surrounding the site are various features: "The Old Wood" to the north and west, "Halshead Farm" to the northeast, and "Bluebell Farm" to the southeast. Roads include "CRONTON ROAD" and "DAGBOROUGH LANE". Other landmarks include "Old Halshead", "Halshead Villas", "The Bungalow", "Smallholding", "Sunnyside", and "Bluebell Farm". The map also shows "The Old Wood" in two locations, "Issues", "Sinks", "Drain", "Pond", "Riding School", "Brook Covert", "Fox's Bank", "Tarpole Lodge", "Woods", "Park Villas", "Well", "Park's Bank Cottages", "Workings", and "Woods". Dimensions are marked along the roads: 22.6m, 24.5m, 24.7m, 25.6m, 34.1m, 33.1m, and 32.3m. A scale bar indicates 0 to 100m. A north arrow is located in the bottom right corner.

Unit 03, Symmetry Park, Merseyside

TRITAX SYMMETRY
A TRITAX BIG BOX COMPANY



10m SCALE 1:2000

- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipients responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.



SCHEDULE OF ACCOMMODATION
(Gross Internal Area unless otherwise stated)

Unit 3	
Warehouse	- 266,970 sq ft (24,802m ²)
GF Office Core	- 1,423 sq ft (132m ²)
Office FF & SF	- 12,577sq ft (1,168m ²)
Transport Office (2 St.)	- 3,400 sq ft (316m ²)
Gatehouse	- 300 sq ft (28m ²)
Total	- 284,670 sq ft (26,447m²)

Car Parking	- 294 (Inc. 15 Acc. + 60 EV)
HGV Parking	- 39
Loading Docks	- 20 (Inc. No. 08 EuroDocks)
Level Access	- 04 (Inc. No. 01 Jumbo Door)
Cycle Parking	- 100 spaces (10 Shelters)
Active Cycle Parking	- 6 spaces (Shelter)
Motorcycle Parking	- 13

Net Plot Area	- 12.92 Acres (5.23 Hectares)
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Unit 4	
Warehouse	- 193,195 sq ft (17,948m ²)
GF Office Core	- 1,410 sq ft (131m ²)
Office FF & SF	- 12,815 sq ft (1,191m ²)
Transport Office (2 St.)	- 3,330 sq ft (309m ²)
Gatehouse	- 300 sq ft (28m ²)
Total	- 211,050 sq ft (19,607m²)

Car Parking	- 194 (Inc.10 Acc. + 38 EV)
HGV Parking	- 32
Loading Docks	- 20 (Inc. No. 08 EuroDocks)
Level Access	- 04 (Inc. No. 01 Jumbo Door)
Cycle Parking	- 80 spaces (08 Shelters)
Active Cycle Parking	- 6 spaces (Shelter)
Motorcycle Parking	- 10

Net Plot Area	- 10.76 Acres (4.36 Hectares)
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- Masterplan Boundary
- Application Boundary
- Existing Overhead Power Lines
- 15m Wood Offset Zone
- TPO Woodland
- Woodland Retention
- Retaining Wall with 1.1m High Handrails

rev	amendments	by	ckd	date

Unit 03, Symmetry Park, Merseyside

Illustrative Masterplan

LOD 2	LOI 2
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RIBA PoW Stage:	2 - Concept Design
Document Suitability:	S2
Drawn / Checked:	MY / DEB
Date:	30/01/2023
Scale:	As Noted @ A1
UMC Project Number:	22605
Document Reference:	Drawing no: Revision:
22605 - UMC - XXXX - SI - DR - A	0671 P08

Illustrative Master Plan
Scale 1:2000

10m SCALE 1:2000



KEY

Application boundary

Masterplan boundary

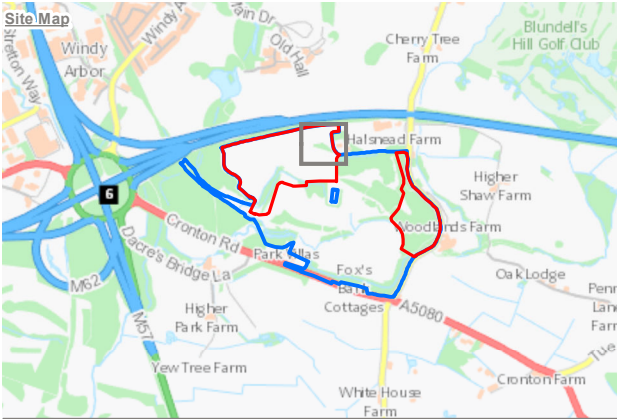
Tree Assessment for Bat Roost Potential

PRF-M (tree with potential roost feature suitable for multiple bats)

PRF-I (tree with potential roost feature suitable for individual/very small numbers of bats)

Note:
The locations of habitats and habitat features are indicative.

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Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Symmetry Park, Merseyside

Title
Ground Level Tree Assessment for Potential Bat Roost Habitat
Reserved Matters Application 3

Drawing Number
G7367.069

Drawn	Checked	Approved	Scale	Date
AP	BJ	JC	1:700 @ A3	12/01/2024



- KEY**
- Application boundary
 - Masterplan boundary
- Bat Boxes**
- Isabella Bat Box (x2)
 - Large Multi Chamber Woodstone Bat Box (x3)
 - Schwegler 1FD Triple Front Panel Bat Box (x2)
 - Schwegler 1FF Flat Bat Box (x1)
 - Schwegler 1FS Large Colony Bat Box (x1)
 - Schwegler 2F Universal Bat Box (x2)
 - Schwegler 2FN Custom-Built Bat Box (x4)
- Bird Boxes**
- Barcelona Open Nest Box (x2)

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Contains data from OS Zoomstack. Proposed development from '22605-UMC-XXX-SI-DR-A-0671-Illustrative Masterplan_P01' received from client.

Site Map

The inset map shows the location of Symmetry Park (indicated by a red outline) in relation to the M62 motorway and the A5080 road. The park is located near the J6 junction of the M62 and A5080.

Rev	Description	Drawn	Approved	Date
A	Updated bat boxes.	CW	HS	12/02/2024

TEP | **THE ENVIRONMENT PARTNERSHIP**

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Symmetry Park, Merseyside

Title
**Bat and Bird Box Plan
Reserved Matters Application 3**

Drawing Number
G7367.067A

Drawn	Checked	Approved	Scale	Date
AR	BJ	ACP	1:4,500 @ A3	12/02/2024



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