

**DEMOLITION OF EXISTING DWELLING AND ERECTION OF 4 DWELLINGS
11 WOOD STREET, SKELMANTHORPE HD8 9BN**

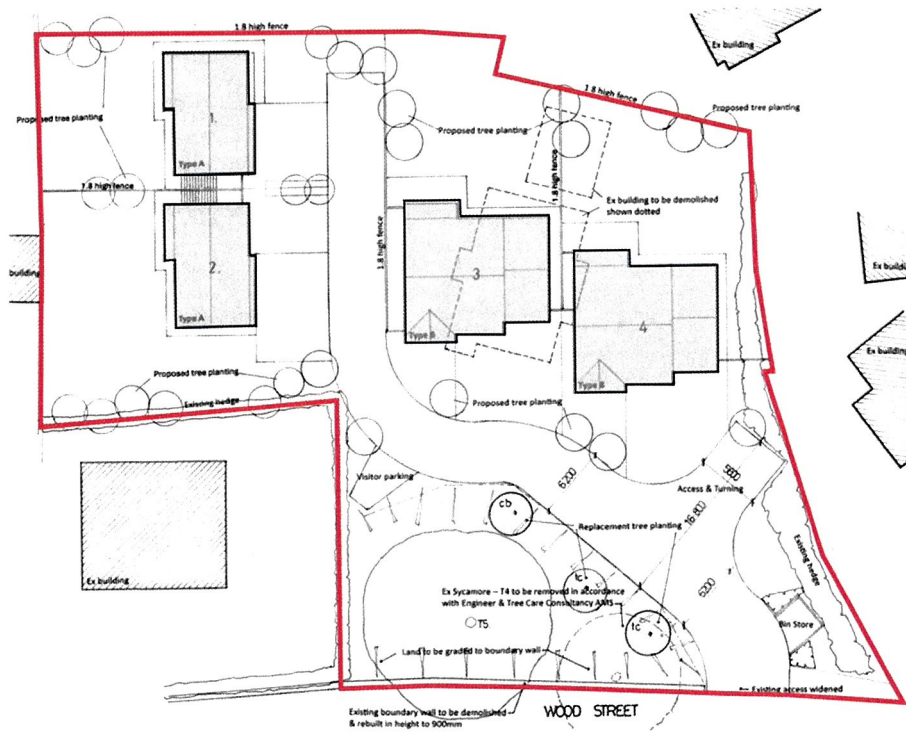
APP NO: 2024/62/91934/E

CONDITION 13 – BIODIVERSITY ENHANCEMENT PLAN

11 Wood Street, Skelmanthorpe

Biodiversity Enhancement Management Plan

5th February 2026



Version

Document ref: MBE/BAT/2026/012/01				
Purpose and Description	Originated	Checked	Reviewed	Date
For Planning	G Slack MCIEEM <i>Greg Slack</i>	R Bell MCIEEM <i>R Bell</i>	G Slack MCIEEM <i>Greg Slack</i>	5 th February 2026

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Introduction

This document has been written to provide information intended to assist with the discharge of Planning Condition 13 of Planning Application: 2024/62/91934/E.

The site was located on the northeastern edge of Skelmanthorpe, Derbyshire. Ordnance Survey Grid Reference: SE2293310729.

The land to the west comprised farmland, and a small block of woodland extended northwards from the western edge of the site. The ecology surveys identified the presence of a common pipistrelle day roost used by a single bat.

Responsibilities

The mitigation measures detailed in this document should not require a substantial amount of maintenance work. Where this is required, the responsibility will fall on the client or future owners.



Planning Condition 13

The planning permission condition this document addresses is Condition 13. It states:

No works shall take place until a Biodiversity Enhancement Management Plan has been submitted to and approved in writing by the local planning authority. The plan must include the following:

- 1no bat boxes
- 1no bird boxes.

Roosting Bats

The site supports a summer day roost used by a common pipistrelle. The proposed bat boxes are designed to compensate the existing bat roost and will form the roost compensation required for the bat mitigation licence.

Nesting birds

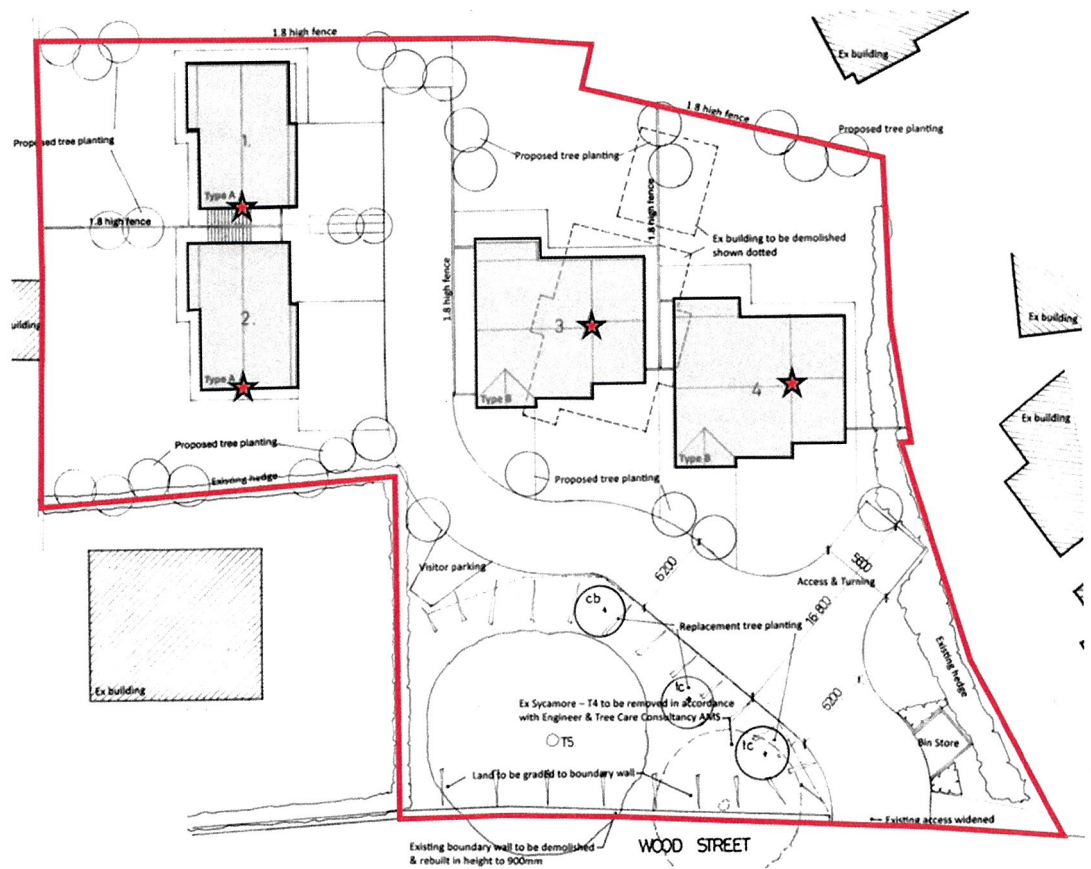
Prior to vegetation clearance the site was suitable for a range of common bird species. The bird boxes proposed are suitable for the majority of building nesting species.



Planning Condition 13 – Bat Boxes

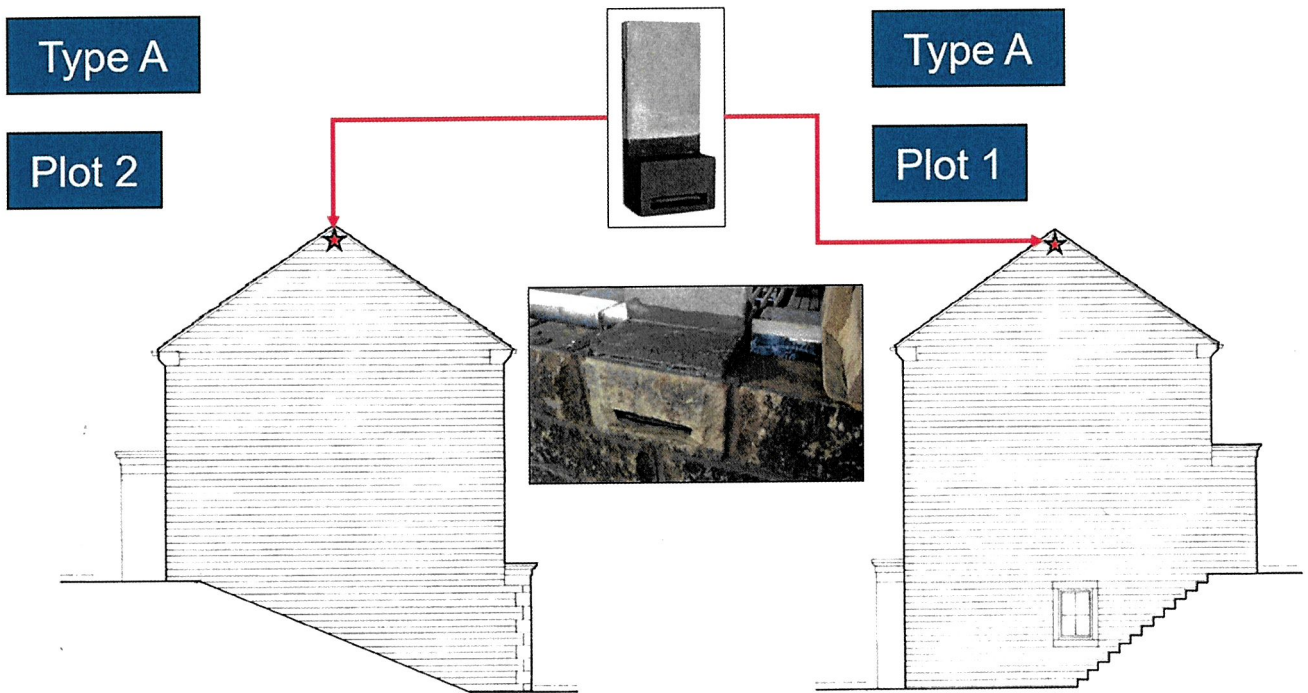
The adjacent plan shows the proposed site layout on completion of the works. The location of the proposed bat box in each dwelling is shown as a red star.

The common pipistrelle day roost to be lost will be adequately mitigated for through the inclusion of the integrated boxes.



Planning Condition 13 – Bat Boxes Dwelling Type A

The adjacent plan shows the proposed location of the proposed bat box in the Type A dwellings. The boxes proposed will be Vivara Pro UK bat boxes with stone slips covering the face of the box. As shown.

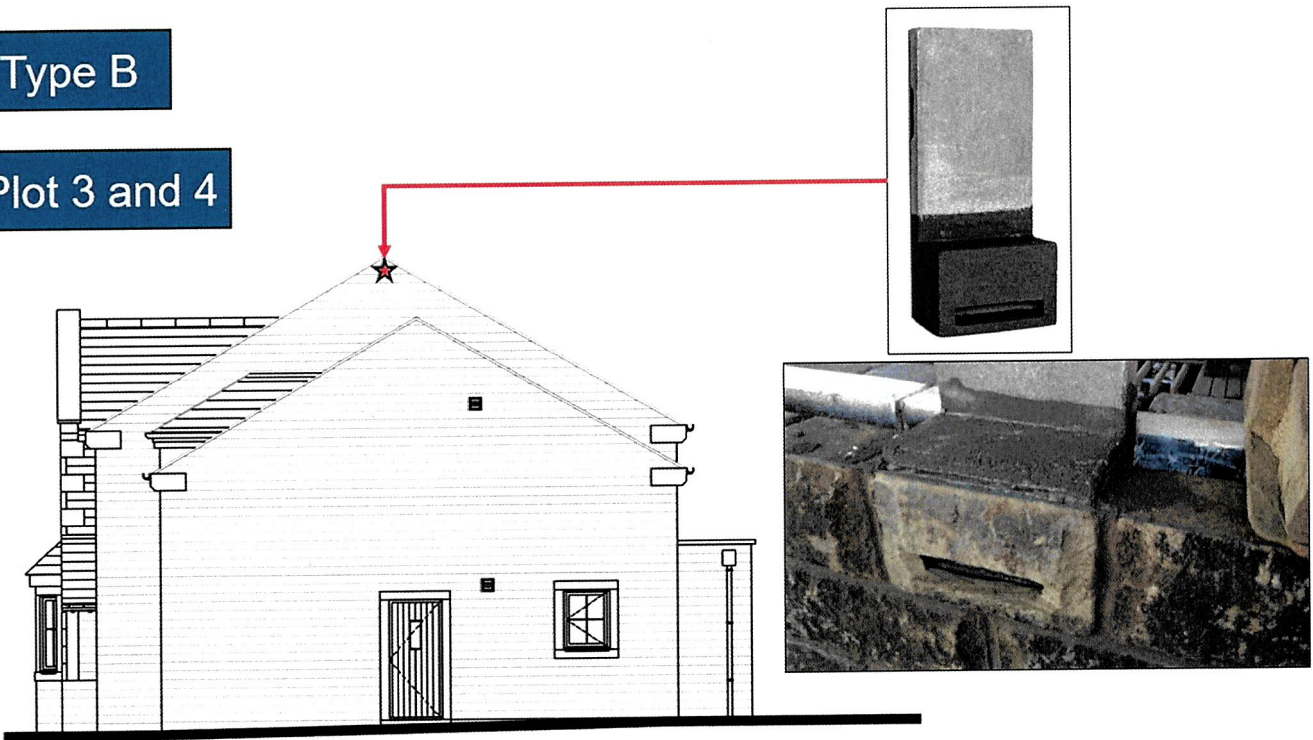


Planning Condition 13 – Bat Boxes Dwelling Type B

The adjacent plan shows the proposed location of the proposed bat box in the Type B dwellings. The boxes proposed will be Vivara Pro UK bat boxes with stone slips covering the face of the box. As shown.

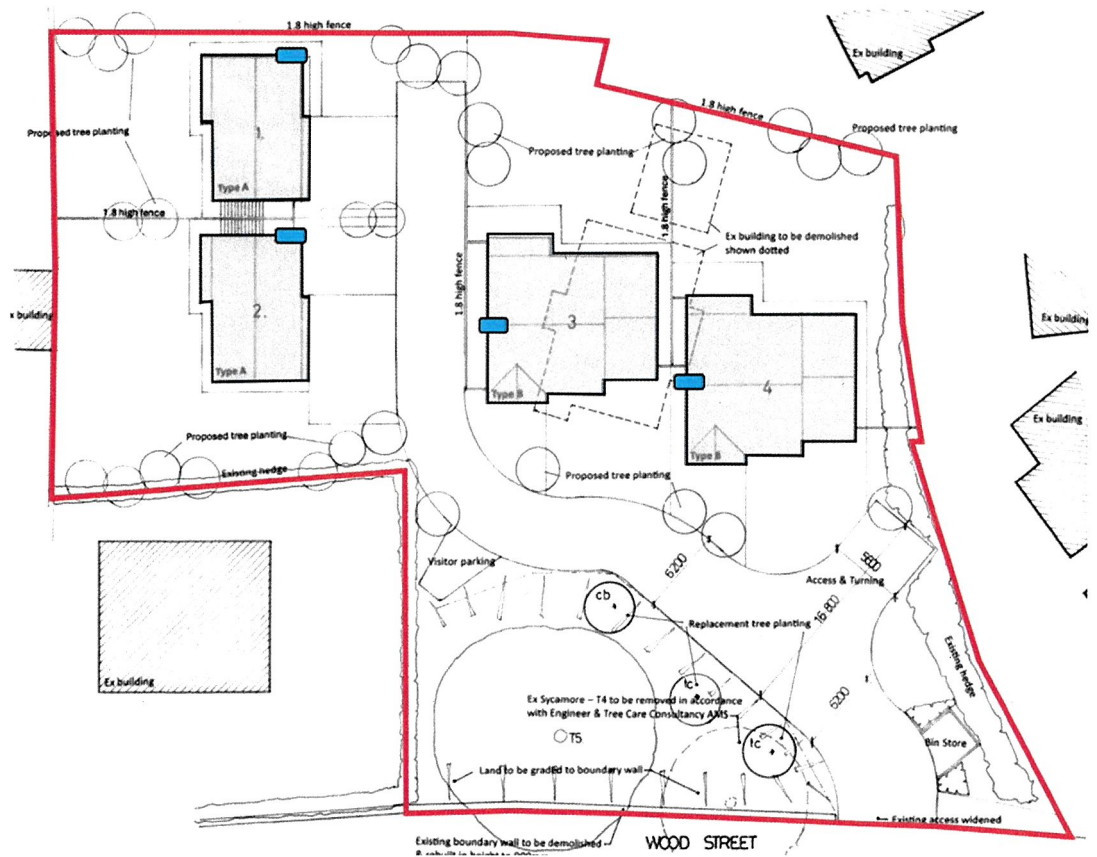
Type B

Plot 3 and 4



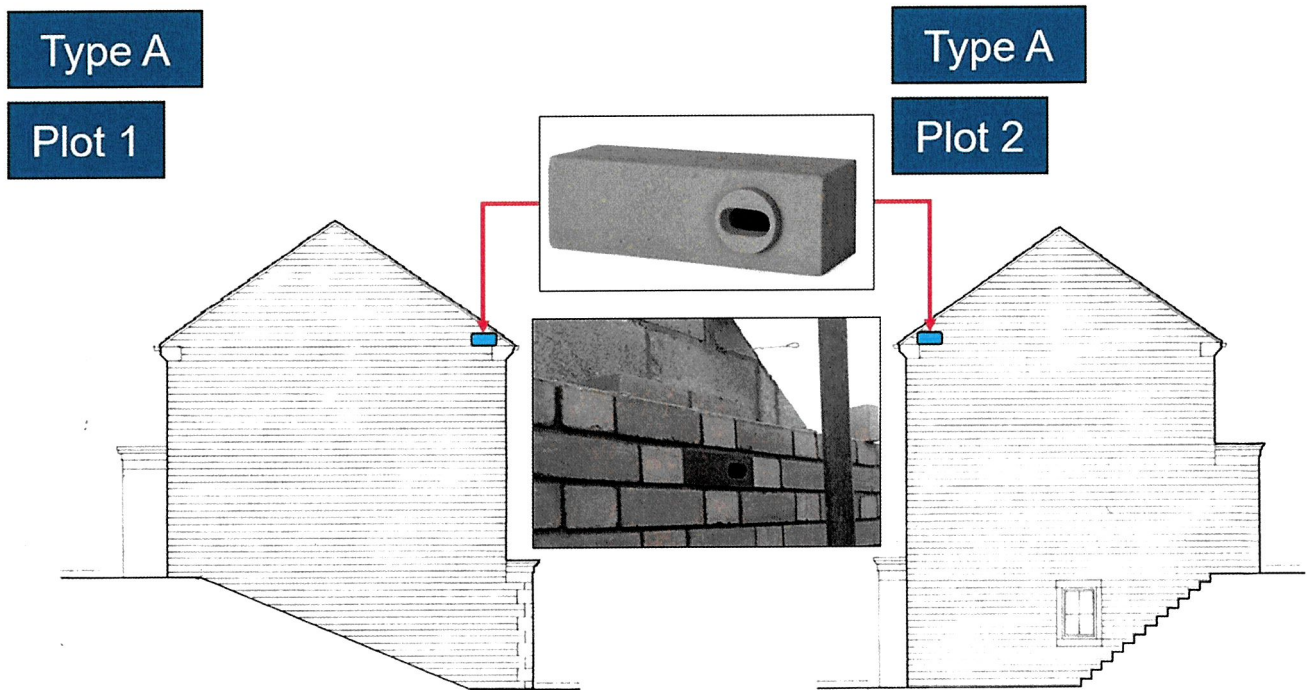
Planning Condition 13 – Bird Boxes

The adjacent plan shows the proposed site layout on completion of the works. The location of the proposed bird box in each dwelling is shown as a blue rectangle.



Planning Condition 13 – Bird Boxes Dwelling Type A

The adjacent plan shows the proposed location of the proposed bird box in the Type A dwellings. The boxes proposed will be Pro UK Build-In Swift Boxes.

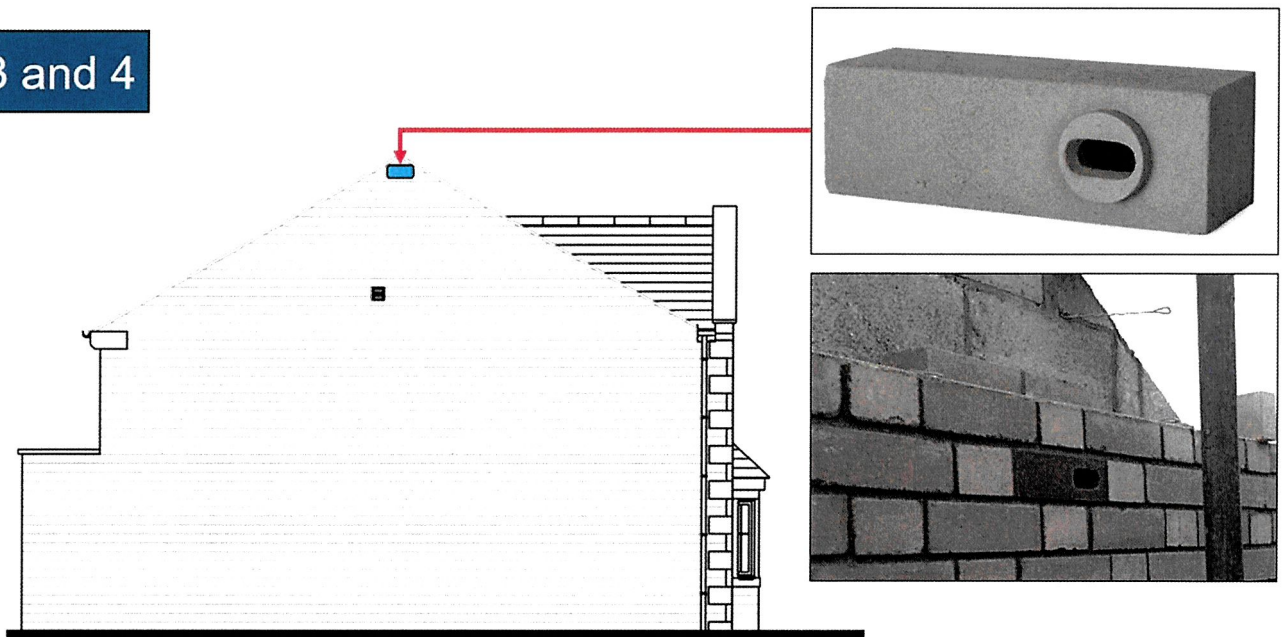


Planning Condition 13 – Bird Boxes Dwelling Type B

The adjacent plan shows the proposed location of the proposed bird box in the Type B dwellings. The boxes proposed will be Pro UK Build-In Swift Boxes.

Type B

Plot 3 and 4



Timing

Timing

The appropriate timing for each mitigation element covered in this Biodiversity Enhancement Management Plan is shown in Table 1 below.

Table 1 - Development activities and timing		
Activity	Timing	Notes
Fitting of bat boxes and swift bricks	During construction	<p>One bat box will be built into the south elevation of Property Type A and the east elevation of Property Type B.</p> <p>One swift brick will be built into the north elevation of Property Type A, and the west elevation of Property Type B.</p> <p>The bat boxes and swift bricks will be installed during construction and prior to the fitting of the wall plate or roof trusses.</p>