BIODIVERSITY ENHANCEMENT MANAGEMENT PLAN

Cote Royd House

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Table of Contents

1 Introduction 4
2 Aims and objectives 5
3 Aim 1: Bats 6
4 Aim 2: Birds 9
5 Aim 3: Hedgehog 10
6 Installation and Monitoring 10

1 Introduction

MAB Ecology Ltd was commissioned to produce a Biodiveristy Enhancement Management Plan (BEMP) as part of condition discharge works for the consented development at Cote Royd House (the Site) (Application number: 2026/91407). The BEMP relates to Condition 13 which is detailed below:

"13. A Biodiversity Enhancement Management Plan (BEMP) must be provided to the LPA prior to the commencement of above ground works on-site. The content of the BEMP shall include the following.

- *Purpose and conservation objectives for the proposed enhancement measures*
- *Detailed designs to achieve the stated objectives*
- *Location of the proposed enhancement measures*
- *Persons responsible for implementing the enhanced measures*
- *Details of initial aftercare and long-term maintenance.*

Reason: In the interests of biodiversity and in accordance with Policy LP30 and Chapter 15 of the National Planning Policy Framework 2024"

MAB Ecology Ltd is a Chartered Institute of Ecology and Environmental Management (CIEEM) registered consultancy; our ecologists follow the Institute's Code of Professional Conduct when carrying out ecological work.

2 Aims and objectives

The BEMP will seek to achieve three Aims these are:

1. **Bats**: Provide an increase roosting opportunities for bats within the Site, with a targeted focus on increasing opportunities for noctule (*Nyctalus noctule*) a Kirklees Species of Principle Importance (SoPI).
2. **Birds**: Increase nesting opportunities for house sparrow (*Passer domesticus*) a Kirklees SoPI species.
3. **Hedgehog:** Provide nesting and hibernation habitat for hedgehog within the grounds of the Site.

To achieve these aims the following objectives will be implemented:

Table 1: Objectives to meet aims.

Number	Objective
1.1	Install four long-lasting professional quality bat boxes in suitable locations of Cote House.
1.2	Install a single bat box which is designed for noctule roosting on one of the retained trees within the Site.
2.1	Install house sparrow boxes on suitable aspects of the building.
3.1	Install a long-lasting professional quality hedgehog house within the Site

3 Aim 1: Bats

To achieve Aim 1, it is proposed that four long-lasting professional quality bat boxes are installed on Cote House and an additional bat box designed for noctule use is installed a on a retained tree within the grounds.

Bat boxes should be installed across several aspects to provide diversity in microclimates and offer a range of environmental conditions for roosting. Bat boxes will be installed at least 3-4 metres from ground level; there should be a clear flight path, and no lighting should be positioned where it has the potential to directly or indirectly the potential roost habitat.

To ensure longevity, bat boxes will be woodcrete, these types of boxes have a anticipated lifespan of approximately 20-25 years. Suitable bat boxes for installation on Cote House include:

- Vivara Pro Beaumaris Woodstone® Bat Box
- 2FE Schwegler Wall-Mounted Bat Shelter
- 1FQ Schwegler Bat Roost
- Vivara Pro Low Profile WoodStone® Bat Box

If these are not available equivalent bat boxes can be used.

Proposed location of the bat boxes are shown below in Figure 1.



Figure 1: Locations of proposed bat boxes shown in orange.

To enhance the site for noctule, it is recommended that a 2FN Schwegler Bat Box is installed on a retained tree within the wider grounds. Review of the aboriculutural report shows that there are several mature trees within the grounds, including T22 which a mature Oak (*Quercus robur*), which will be retained within the development. It is proposed that the 2FN Schwegler Bat Box is installed on this tree, at a height of approximately 2-4m up the truck and positioned in a south – southwest orientation.

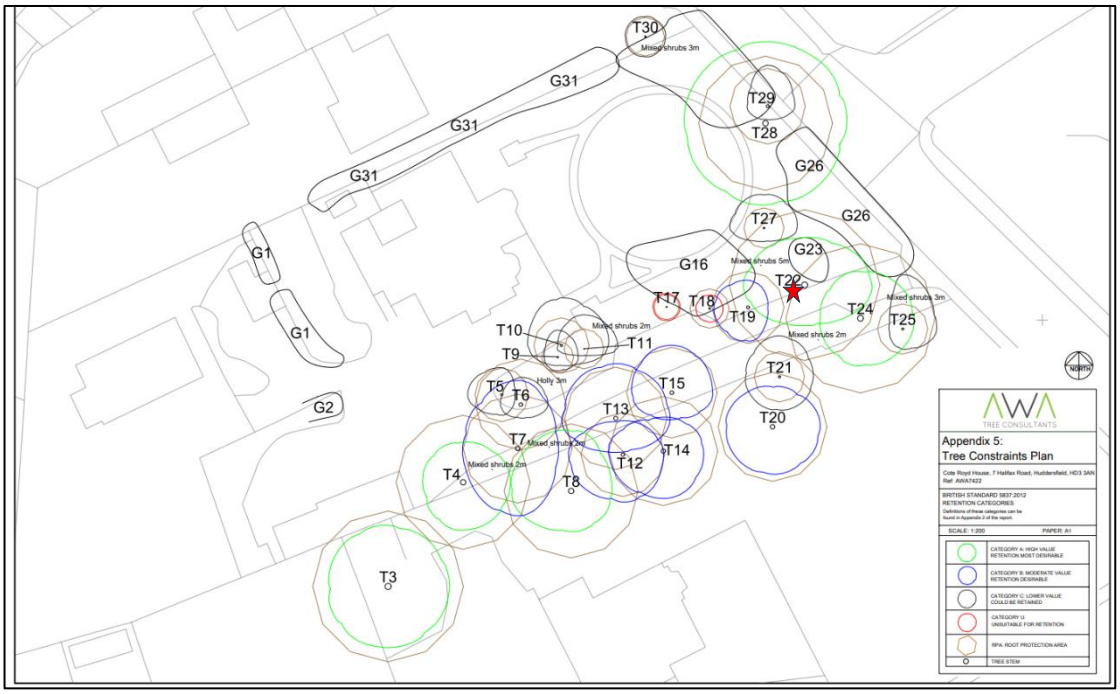


Figure 2: Tree plan taken form the AWA arboricultural report. Location of proposed 2FN box shown via red star.

4 Aim 2: Birds

To enhance the Site for house sparrow it is proposed that sparrow terraces are installed on the building. House sparrows often nest communally; therefore, multiple boxes should be installed in groups on the same building aspect. Boxes should be positioned under the eaves and along the north aspect (rear of the building) to prevent extreme heat conditions.

Suitable sparrow terraces include:

- *1SP Schwegler Sparrow Terrace*: if installed, three of these will be sufficient.
- *Vivara Pro WoodStone® House Sparrow Nest Box*: Four of these boxes should be installed.

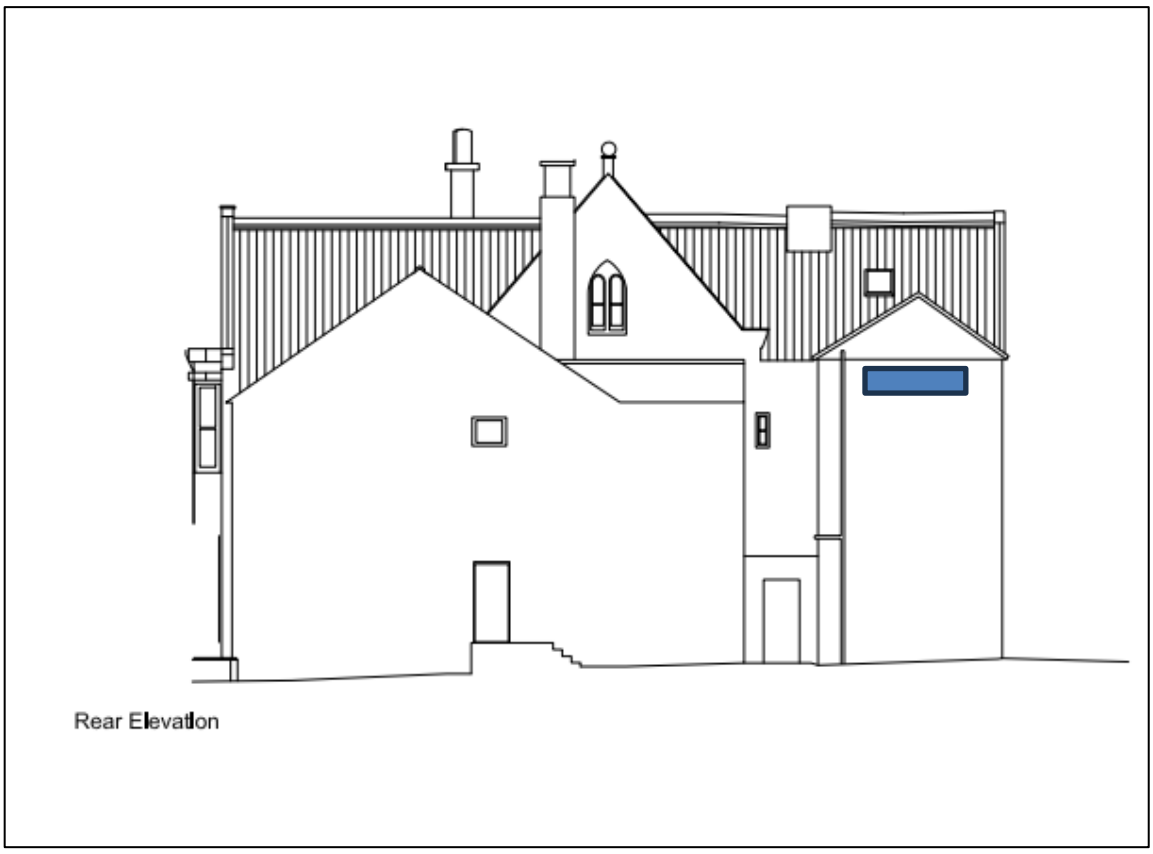


Figure 3: Proposed location of sparrow terraces, shown in blue.

5 Aim 3: Hedgehog

A single hedgehog house should be installed in grounds of the Site; the box should be located in established vegetation and face away from any access roads or areas of high traffic. It is recommended that the hedgehog house should be installed in G26 (see Figure 2 or the arboricultural report).

6 Installation and Monitoring

The installation of all proposed habitat features is the responsibility of the Applicant.

To ensure longevity, an annual check of installed features should be undertaken. Yearly checks should seek to identify any damage to the boxes that would result in a lack of functionality.

Annual monitoring should be undertaken for the guaranteed lifespan of features, in most cases this is 10-years, if any habitat features are damaged in these 10-years these should be replaced at the earliest opportunity.

It should be noted that roosting bats and all nesting birds and their nests/chicks are protected and therefore disturbance should be avoided – if concerned about disturbance, contact a suitability experienced/licensed person.