
Habitat Enhancement Details

Site Name: The Seam, Barnsley

Project Ref: 24103

Client: Willmott Dixon

Date: February 2026

OS Ecology Ltd were commissioned by Willmott Dixon to provide a scheme for biodiversity enhancement as part of a planning application submitted for works to The Seam, Barnsley. This document aims to address the requirements of condition 18 attached to planning permission reference 20241060 which states:

Prior to the commencement of development, a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting features, and nesting opportunities for birds, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include, but not limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken.*
- b) Materials and construction to ensure long lifespan of the feature/measure*
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.*
- d) When the features or measures will be installed within the construction, occupation, or phase of the development.*

The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

Reason: To protect ecological species and habitats in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.

The requirements of this condition are provided below:

Description, design or specification of the type of feature(s) or measure(s) to be undertaken

It is proposed that 3 nest boxes will be placed on site. These will comprise Schwegler 2M 32mm boxes or equivalent. They are to be placed as high as possible facing between north and east avoiding direct sunlight and the prevailing wind. If these boxes are not available, then a similar box with a 32mm hole, made of woodcrete will be used.

In addition, bird nesting and bat roosting opportunities will be incorporated into the works to the arches on site. On commencement of the works, there will be an inspection of the full length of the wall to identify historic nesting or potential bat roosting sites. These sites will be

photographed and measured to record their location and size to enable contractors to reproduce the site in the same location once the proposed restoration works have been undertaken.

The depth of the locations is important, and this will be assessed to make sure that the site does not have a negative impact on the historic wall over the coming years. If the site does have a negative impact on the wall further discussions will be had to identify another suitable location on the wall to reproduce the nest /potential roost site or for the end user to understand the impact the site will have on the wall if left in its current location. The method adopted can be changed accordingly once we know the extent of the sites over the face of the wall and if possible, with agreement of the production team we can create further sites along the wall using the information from the internal inspection.

At least three bird nesting and three bat roosting sites will be retained/created as part of the works. If this is not feasible, then three artificial boxes will be erected on site. The locations of these boxes will be agreed with the Local Planning Authority.

These features will be maintained in perpetuity.

Materials and construction to ensure long lifespan of the feature/measure

Bird boxes will be of woodcrete construction with the features incorporated into the arches to be built into the structure to ensure longevity.

A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.

The location of these features is shown below.

When the features or measures will be installed within the construction, occupation, or phase of the development.

Bird boxes will be erected prior to March 2026 in advance of the next bird nesting season.

In relation to the inbuilt bat and bird opportunities to be created within the arches, these will be created throughout the development period but will be available for use during the 2026 breeding season for both bats and birds.



Schwegler 2M Bird Box

