



BRIEFING NOTE: PLAN OF INTEGRAL SWIFT NESTING BOXES

PROJECT	
Project Name:	Hollins Cross Lane
Project Reference:	BioC25-429
Client:	DS & Co Developments
Author:	Andy Hedman MSc
Reviewer:	Cameron Carmichael MSc
Date:	06/02/2026

Background

Prior to the commencement of the development referred to as Hollins Cross Lane, a plan of integral Swift nesting features within buildings must be submitted to and approved in writing by the Local Planning Authority (LPA) as condition of planning permission.

Following current planning conditions (issued 30th October 2025 (Application Number HPK/2023/0025)), Condition 23 relates to the installation of Swift nest boxes within the proposal.

The following briefing note provides the specification and layout of the Swift nesting boxes and a statement of approval. The plan prepared in accordance with the requirements of BS 42021, shows the specification of these features and where they will be located. These approved features shall be installed prior to first occupation of the dwelling on which they are located and retained thereafter.

Placement Specification

Placement of Swift nesting features should consider the following:

- The nesting features should be positioned at a northeastern aspect of at least 10% of the development buildings onsite, 2 buildings will be suitable for this development.
- The nesting features should be positioned over 4m from the ground.
- Nesting features should be sheltered from strong winds and heavy rain.
- It is advised that nest boxes are cleaned annually with the existing materials emptied if they have been used. This maintenance should take place outside of the breeding season (March to August inclusive) to avoid disturbing an active nest.

Swift box locations are shown within Figure 1, with box specifications in Figure 2

Approval Statement

The placement of swift boxes within the Development Plan is considered to be suitable, with the recommended placement of the biodiversity enhancements followed where possible. Where optimal placement is not possible due to the building elevations, the most appropriate placement has been chosen.

Figure 1: Development Plan

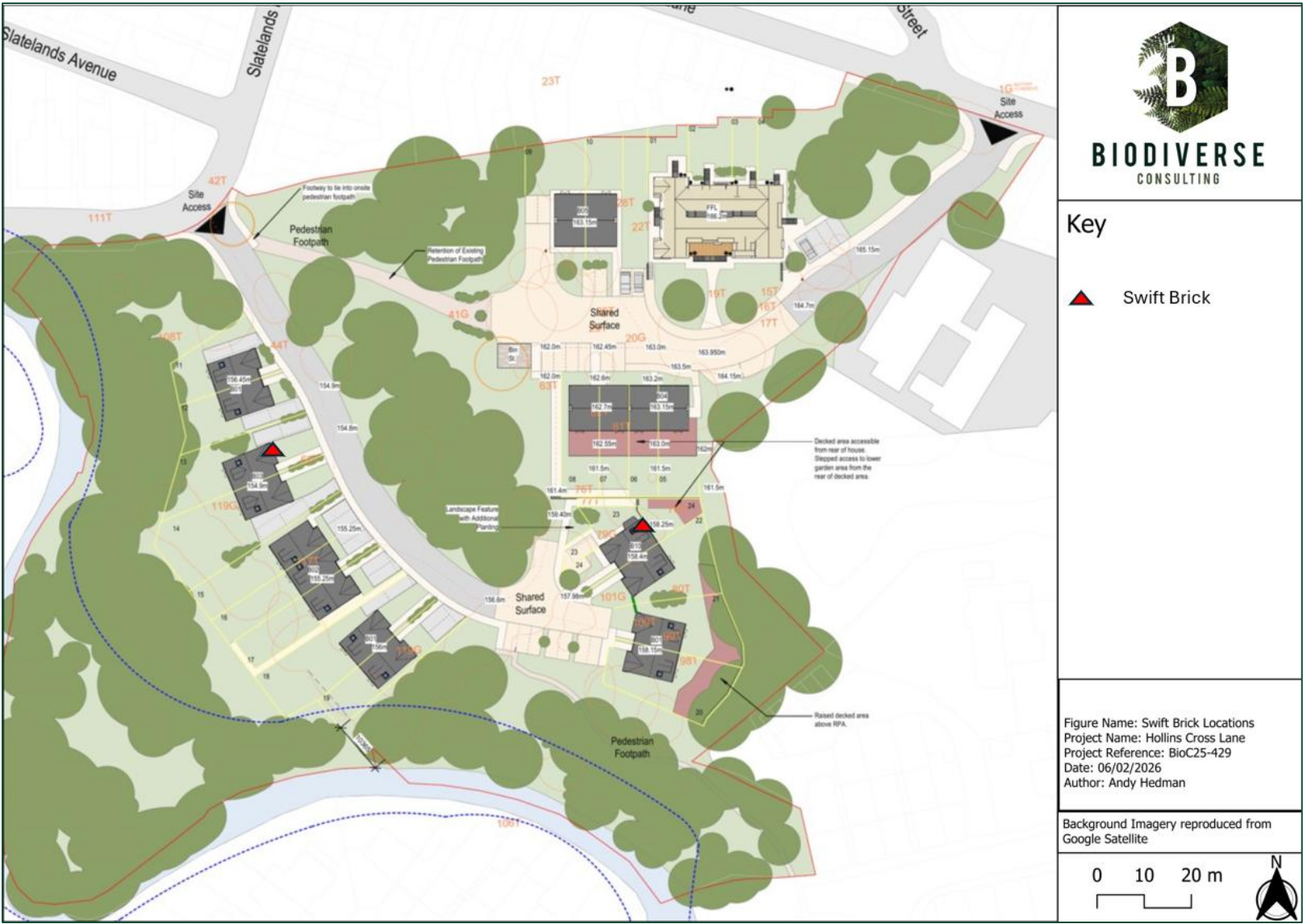


Figure 2: Swift Brick Specifications

BIRD BOX SPECIFICATION	
Vivara Pro Rendered Build-In Swift Box	Dimensions
 	• Height: 14 cm • Width: 44 cm • Depth: 15 cm
Description: Boxes from Vivara Pro are durable and cost-effective. They are made from FSC Woodstone, a wood-concrete composite with good insulation and will last decades in all weathers whilst being relatively light. This build-in nest box is designed to be integrated into the cavity of a building and is built to match standard UK brick dimensions. This box is designed to be rendered over, so only the raised section around the entrance is visible. It is recommended that multiple boxes are sited together with at least 40cm distance between entrance holes. Placement will consider the following: • The nesting features will be positioned at a north-eastern aspect. • The nesting features will be positioned over 4m from the ground. • Nesting features will be sheltered from strong winds and heavy rain. • It is advised that nest boxes are cleaned annually with existing materials emptied if they have been used. This maintenance should take place outside of the breeding bird season to avoid disturbing an active nest.	