



Planning and Swifts in Perth and Kinross Council

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(PKC)



[Enhancing biodiversity - Perth & Kinross Council](#)

Context

- Nature Conservation (Scotland) Act 2004 places a duty on all public bodies to further the conservation of biodiversity.
- PKC have committed to 284 actions in the Tayside Local Biodiversity Action Plan
- National Planning Framework 4 (NPF4) emphasis on tackling the twin crises of climate change and nature loss.
- Local Development Plan (LDP2) Policy 41: Biodiversity. The Council will seek to protect and enhance all wildlife and wildlife habitats, whether formally designated / protected or not.

Alongside alarming findings:

- 49% of Scottish species have decreased
- Pollinating insects have declined 30% between 1980-2017
- 66% decline in UK swift population between 1995 and 2022



Raising Awareness



PKC
Biodiversity
Ambassadors



Protected species
and historic
structures:
Planning, the law
and best practice



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Murthly Estate, Perthshire



AVOID

- Consider at design stage.
- Time works to avoid bird breeding season.
- Wait until nest is no longer in use.
- To be completely sure of nesting status, employ an Ecologist to undertake a survey.
- Mark existing or potential nest sites with chalk for conservation.

The Mitigation Hierarchy



Council Projects



PKC Protecting Swifts in Conservation Buildings Working Group

To ensure swifts are considered early in the process and the provision of nesting boxes or bricks considered where appropriate.

Outcomes: Listed Building Consent Only

PKC cannot ask for swift boxes as legislation covers conservation character.

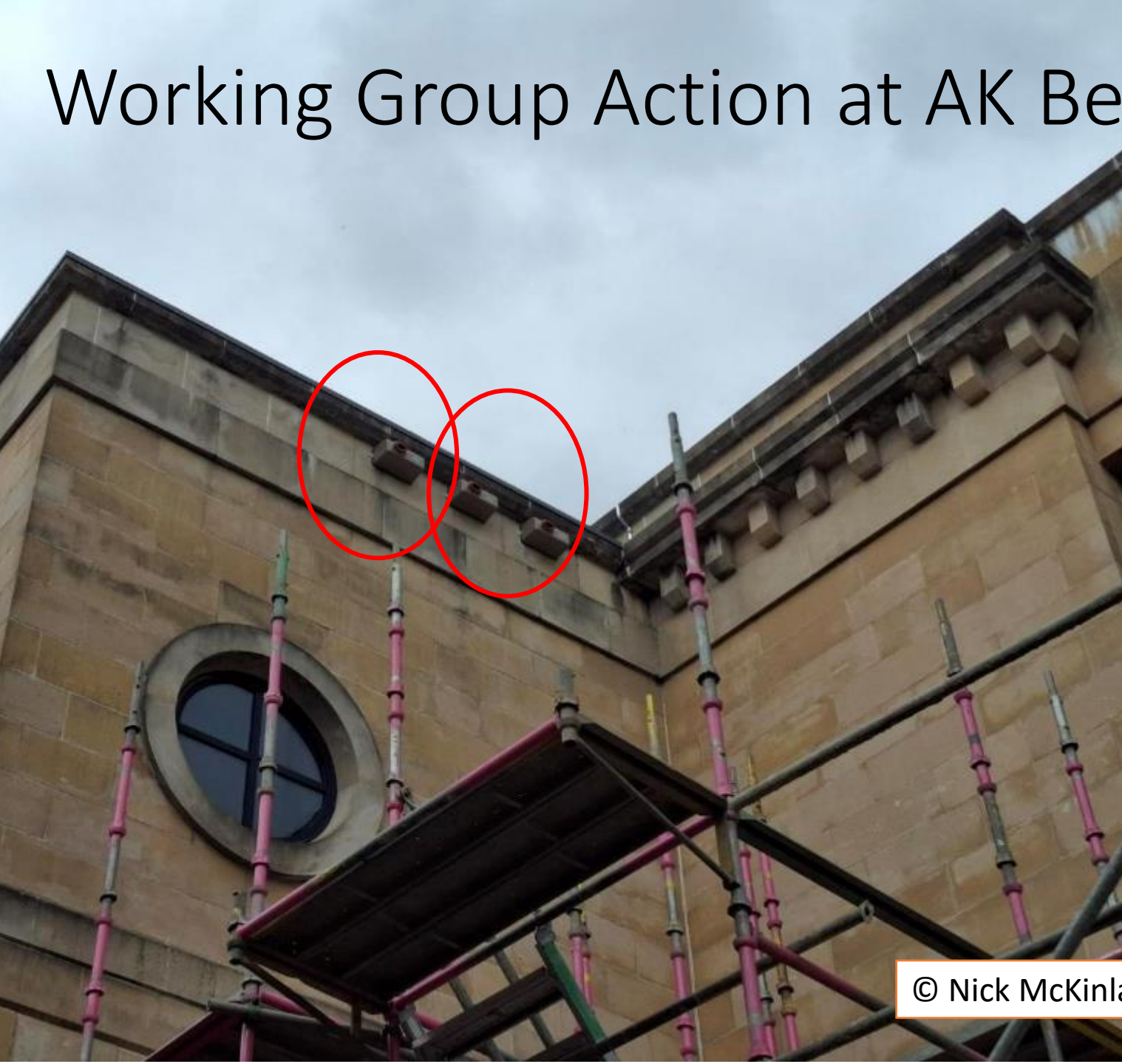
Listed Building Consent + Planning Permission

PKC can ask for swift boxes if appropriate. Assessed on a case-by-case basis and condition can be added for Major and Local developments to satisfy NPF4 Policy 3.

Tayside Biodiversity Partnership



Working Group Action at AK Bell Library



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Tayside Biodiversity Partnership



BIODIVERSITY
THE VARIETY OF LIFE



**PERTH &
KINROSS
COUNCIL**



Perth Museum

- Advice from Swift Conservation UK
- Bird spikes + swift boxes = danger to swifts
- Swift boxes provided
- Spikes not approved by the PKC Protecting Swifts in Conservation Buildings Working Group.



Tayside Biodiversity Partnership

- Raising awareness
- Showcasing best practice
- Practical solutions that are simple and inexpensive
- Working with communities



Scottish Natural Heritage

Swift Best Practice Advice Note

Guidance for Planners, Builders, Architects and Community Groups



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[SNH Guidance for Planners, Builders, Architects & Community Groups – Tayside Biodiversity](#)

PKC Planning for Nature Supplementary Guidance

- Requirements for biodiversity, trees and woodland.
- Good design to avoid and reduce impacts.
- Retaining natural nesting sites should always be a priority. If this is impossible, then new nest sites should be created as compensation.
- Enhancement is only reached over and above measures required for compensation.



[Planning Guidance - Planning & Biodiversity - Perth & Kinross Council](#)

Standard Enhancement Measures in Developments

In settlements with swifts within 2km:
at least one integrated swift brick into 25% of homes over 2 storeys.

Recommended provision of nests:

- House: 1-4
- Small block of flats: 4-10
- Large building: 10-20

From [Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build](#)



[Manthorpe Swift Brick | NHBS Practical Conservation Equipment](#)

Standard Enhancement Measures in Developments



Hedgehog Highways -
13cm x 13cm gaps in
fences and walls



Bat roosting boxes, bricks or
tubes in 25% of two storey
homes



Wildlife kerbs adjacent to all
road gullies within 500m of a
SuDS Pond

Plus, other measures assessed site-by-site including nest boxes for swallows, sparrows, house martins and owls.





Scone: A Village Approach to Enhancement

- Bat and swift bricks in 50% of properties
- Hedgehog highways
- Wildlife kerbs
- Flowering lawns
- Community orchard
- Native trees and hedges to connect to nearby woodland
- Low lux-level downward facing lighting directed away from hedgerows, treelines and woodland to avoid fragmentation of opportunities for bats



PKC Projects

- Perth High School
- Riverside Primary School (pictured)
- Blairgowrie Recreation Centre

Provide as standard:

- ✓ Boxes for house martin, swallow, swifts, and sparrows
- ✓ Bat boxes
- ✓ Native tree and hedgerow planting



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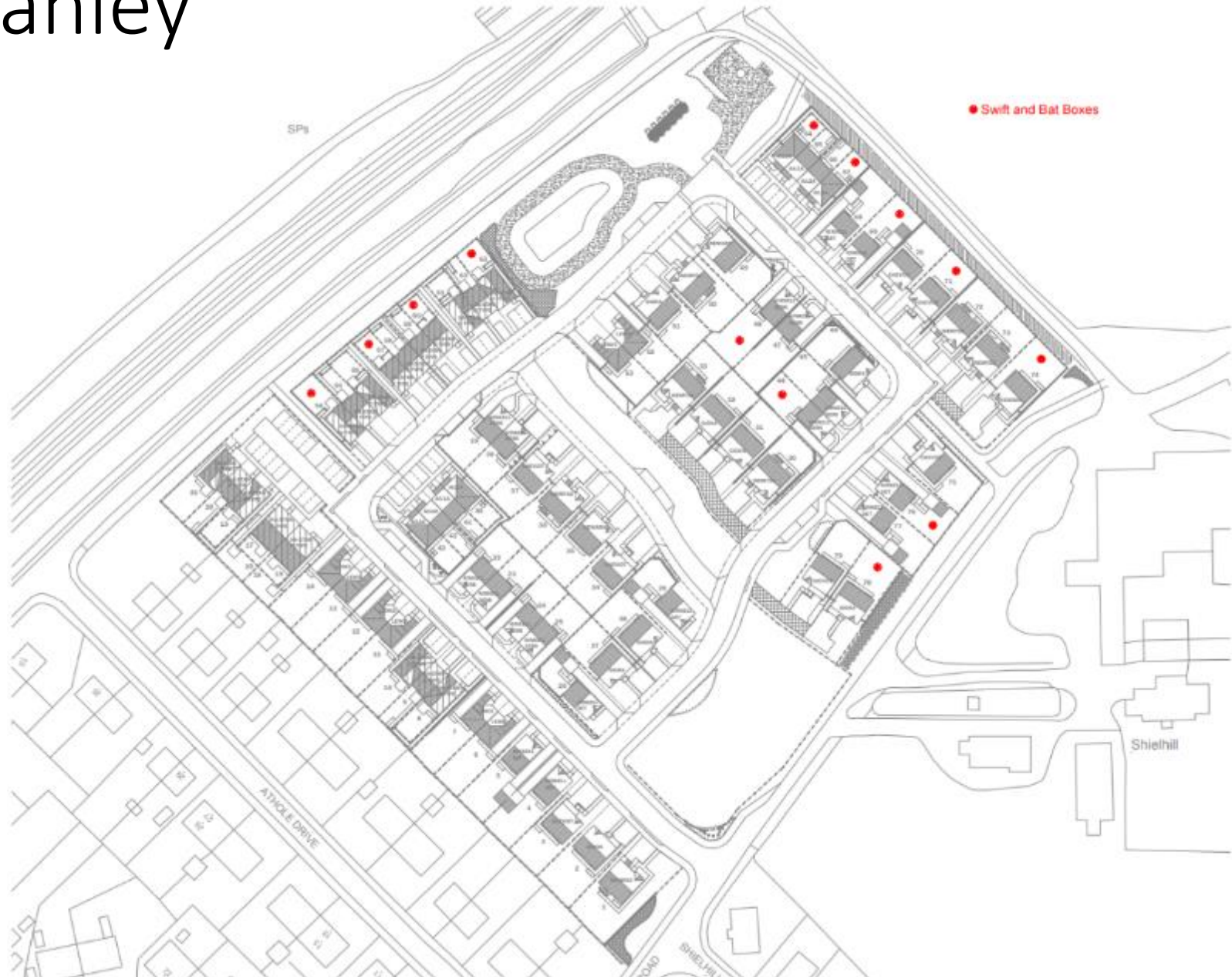
Linn Road, Stanley


11. Prior to the commencement of development, a site-specific plan shall be submitted to and approved in writing by the Planning Authority.

The plan shall detail a minimum of 30% of all dwellings to include the following:

2 bat bricks at eaves height

2 swift nest bricks at
eaves height



NOTES/REVISIONS					
					
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Muir Homes Limited 1000 Highway 101, Suite 100 Burlington, ON L7R 4Y1 Canada				Phone: 1-800-363-6363 Fax: 905-335-4111 Email: sales@muirhomes.com	
<p>PROJECT:</p> <p style="font-size: large; font-weight: bold; margin-left: 40px;">LINN ROAD, STANLEY</p>					
<p>TITLE:</p> <p style="font-weight: bold; margin-left: 40px;">SWIFT AND BAT BOX LOCATIONS</p>					
DRAWN	DW	DATE	SEPT 18	SCALE	SCALE
DESIGNED	DW	DATE	SEPT 18	1:1	1:1
CHECKED	DW	DATE	SEPT 18	1:1	1:1



Monitoring at Linn Road, Stanley



- ★ Excellent position
- ★ OK position
- ★ Poor position
- ▲ Missed opportunity - excellent position
- ▲ Better location

Reference listing number: is approved with the permission of the publisher of the National Building Index, Town & Country, London No. 1000000000	
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Map House Limited 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 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Standard PKC Planning Condition for Enhancement

NE03 Prior to the completion or occupation of the building(s) hereby approved, whichever is the earlier, XXX swift bricks/boxes shall be provided on the completed building. Thereafter, the agreed scheme shall be maintained in a reasonable condition for the life of the development, to the satisfaction of the Council as Planning Authority.

Changes to include:

- House selection
- Aspect
- Positioning
- Where to avoid!



Homes for Birds and Bats

Using the standard condition of one brick/box in 25% of dwellings over 2 storeys, in 2023 and 2024 Perth and Kinross Council secured at least:

570 bird bricks and boxes

255 bat bricks and boxes

In private developments, numbers do not include Council Projects



Lessons Learned

- Start early in the design process. Earlier the better.
- How many? Resistance to 30% so lowered to 25%.
- NPF4 Policy 3 allows us to ask for more.
- Positioning of bricks and boxes needs more consideration.
- Sell the benefits.
- Species records are vital.



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Why different boxes and bricks?

- The Swifts Local Network Planning Group paper advocates swift bricks as a preferred solution for a range of small cavity-nesting species
- A swift brick could be a 'universal' brick
 - ✓ Used by house sparrows, starlings, tree sparrows, blue tits, great tits and occasionally house martins
 - ✓ Simpler for ecologists, planners and builders
 - ✓ Cost-effective



Photos courtesy of Hugh Hastings and the Duchy of Cornwall

Going Forward

- More detailed planning condition including aspect and positioning
- Monitoring to evaluate and refine approach
- Enforcement for non-compliance
- Use LDP3 to continue and strengthen our approach to priority species
- Continue awareness raising
- Continue to support the Tayside Biodiversity Partnership

Thank you for your time



[Enhancing biodiversity - Perth & Kinross Council](#)

