Burnett, James

From: Planning (SMDC)
Subject: FW: application SMD 2016 0529

From: Preece, Mark
Sent: Wednesday, September 14, 2016 4:13 PM
To: Planning (SMDC)
Subject: application SMD 2016 0529

Please find atached comments in realtion to:

Planning application: Brooksedge Tean Road Cheadle Staffordshire ST10 1LS. Erection of new single dwelling and associated external and soft landscaping works.

Advice: Not to object to the planning application for the proposed erection of new single dwelling and associated external and soft landscaping works.

Reason: Predicted impacts on biodiversity will be low. There are opportunities for biodiversity enhancement by creating nesting sites for swifts, house sparrow and bats.

The biodiversity value of the development would be enhanced for by the provision of features for use by nesting house sparrow (Red listed RSPB species of conservation concern) and swift. For an example of a nest site suitable for house sparrow see http://www.nhbs.com/title/174850 that could be attached to the walls of the development. Nest site locations should avoid a direct south facing location to avoid overheating. House sparrow nest sites should be in excess of 2m off the ground located close together. House martin house sparrow and swift nest sites should be at different locations within the development. For Further details of suitable designs for swift nesting site see: http://www.swift-conservation.org/swift_bricks.htm. The north offers east side of the new dwelling offers ample opportunity to install nest boxes.

The building also has opportunities to create a purpose built bat roost . Bat species are priorities for conservation action. The location of the proposed new dwelling next to foraging areas enhances its potential for an artificial roost sites. Integrated roosting opportunities should be provided on south or south west facing walls. Examples of integrated products can be found at: http://www.bats.org.uk/pages/bat_boxes.html#Integrated bat boxes or http://www.ecosurv.co.uk/

2. Conditions

2.1 No development shall take place until the biodiversity design enhancements detailed below have been submitted to an approved in writing by the local planning authority. This shall comprise:

a) Creation of bird nesting features for swift, and house sparrow within the new buildings. Each species
shall be provided according to best practice deigns.

b) Erection of at least one integrated bat roosting opportunity in the new building following best practice
guidance.
c) Details of garden planting that will attract insects and increase the biodiversity value of the garden
associated with the new dwelling.
d) Persons responsible for implementing the proposed works.
e) Details of initial aftercare and long-term maintenance.
f) Details of monitoring and remedial measures.

The biodiversity enhancements shall be implemented in accordance with the approved details and all features shall be retained in that manor thereafter.

3. Legislation

The proposed application must:

- Meet objectives of the National Planning Policy Framework (NPPF): Protecting and enhancing valued landscapes and providing net biodiversity gains where possible.

- Agree with Staffordshire Moorlands Local Plan Core policy Policy NE1-
Ensuring the development where appropriate produces a net gain for biodiversity and that appropriate unavoidable impacts are mitigated for. Ensuring development promotes appropriate maintenance enhancement of biodiversity through its scale location and design.

- Meets the objectives of Staffordshire Biodiversity Action Plan. The site falls within the Farmland Ecosystem Action Plan. Creating nesting sites for species such as house sparrow is consistent with aims of this plan.

Mark Preece
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