Burnett, James

From: Planning (SMDC)
Subject: FW: SMD 2016 0486

From: Preece, Mark
Sent: 16 September 2016 10:55
To: Simpkin, Rachael
Subject: SMD 2016 0486

Rachael

Please find attached comments in relation to:

SMD/2016/0486 72 High Lane, Brown Edge, Staffordshire: Proposed demolition of existing dwelling and erection of a replacement dwelling (Re-submission of SMD/2015/0464)

A bat survey carried out by Charnia Ecology dated July 2015 revealed no bats were present. The potential of the building to support bats and breeding birds was considered moderate-high. Creating replacement roosting features for bats in the new building would be appropriate. In addition nesting opportunities for house martin and house sparrow would be beneficial and add biodiversity value**.** I suggest the following conditions:

1. A precautionary 'soft demolition' approach to any roof sections (or any demolition works that may encroach into roof
   sections). This should be carried out under the supervision of suitably qualified bat ecologist.
2. It is recommended that any roofing works should be carried out between September to October
3. Should any bats be discovered prior to, or during works (or suspicion arise about the
   possible presence of bats), then all works must cease immediately, and a licensed ecologist
   should be consulted.
4. Details of lighting should be submitted for approval by the local planning authority (LPA) and must clearly show that bats and birds will not be adversely impacted. Lighting should not exceed 200 lumens (150 watts). Any security lighting should be on a timer setting and faced down to prevent upward light pollution. Height of any lighting columns around the development should not exceed eight metres to further reduce any ecological impact of light pollution. Low-pressure
   sodium lamps (SOX) fitted with hoods are recommended to direct light below the horizontal plane.
5. Details of two compensatory bat roosts for *Pipistrelle/* crevice dwelling bats species must be submitted for approval by the LPA. These must consist of three bat bricks of best practice design built in to fabric of the building. Details of the location of three house sparrow nest boxes and three house martin nesting features must be provided. Details of the persons responsible for installing these features and mainteance must be provided.
6. A detailed landscaping planting scheme that should encompass native flowers, grasses, trees and shrub species to benefit biodiversity, including breeding birds and bats must be provided for approval.

Regards

Mark

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