From: Johnston, Christopher
Sent: 12 June 2017 09:57
To: Planning Comments (SMDC)
Subject: FW: Comments in relation to SMD/2017/0335

From: Preece, Mark
Sent: 09 June 2017 15:49
To: Johnston, Christopher
Cc: Arne Swithenbank
Subject: Comments in relation to SMD/2017/0335

Chris,

Please find attached comments in relation to:

Outline Application - SMD/2017/0335: The Old School Canteen, Unit 1, Shepherd Street, Biddulph, Staffordshire, ST8 6HZ 6. Three bedroom terrace urban town houses

To refuse the planning application on the grounds that insufficient ecological surveys have been conducted

1. The work will involve the demolition of buildings consequently a preliminary ecological appraisal for bats is required according to Collins, J. (ed) (2016) Bat Surveys for Professional Ecologists; Good Practice Guidelines (3rd Edn). The Bat Conservation Trust. This survey will look for evidence of bats and assess the potential of building to support bats. Subject to initial survey results further surveys between May and September may be required following best practice by Collins, J. (ed) (2016) Bat Surveys for Professional Ecologists; Good Practice Guidelines (3rd Edn).

   Details are available at:

   http://www.bats.org.uk/pages/guidanceforprofessionals.html

   All surveys should be carried out by a licenced and suitably qualified ecologist.

2. Biodiversity enhancements such as new artificial bat roosts and nesting sites for swifts should be incorporated into the design and will be a condition of granting full planning permission.
   For further details of suitable designs for swift nesting site see: http://www.swift-conservation.org/swift_bricks.htm. The urban location is ideal for creating nesting features for swifts. The end of the terrace offers a good opportunity to install nesting sites within the fabric of the wall. Detailed designs must be submitted with full planning application, or will be required as a condition of granting full planning permission. The following will be required:
   Detailed integral nesting site designs, who will install nesting features and when, how swifts will be attracted to nest, and how the nesting sites will be maintained.
   Specific detailed designs incorporated within the development following the advice of a consultant ecologist should be provided.
   Lighting designed so that it does not significantly adversely impact on the commuting or foraging activities of bats or breeding birds.
   Demolition methods and timing to avoid impact on breeding birds that might use features on site.

3. Key Legislation

3.1 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 NE- Ensuring the development where appropriate **produces a net gain for biodiversity** and that appropriate unavoidable impacts are mitigated for. Ensuring development promotes appropriate maintenance and **enhancement of biodiversity through its scale location and design.**

3.2 The Wildlife and Countryside Act 1981 as amended: All birds their nest eggs and dependent young are protected from injury and killing (with some specific exceptions) under the Wildlife and Countryside Act (1981) as amended.

3.3 The Conservation Habitat s and Species Regulations 2010 affords protection to all bats as European protected species (EPS) where it is an offence to

- intentionally or recklessly damage, destroy or obstruct access to any place that a EPS uses for shelter or protection;
- intentionally or recklessly disturb any EPS whilst it is occupying a structure or place that it uses for shelter or protection.

Regards

Mark

Mark Preece
Client Officer (Country Parks/ Ecology Advice)
Operational Services

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