Stannard, James

From: Preece, Mark
Sent: 14 July 2017 17:46
To: Stannard, James
Subject: FW: SMD/ 2017/ 0374

James,

Further to these comments I can reclarify that a bird and bat survey would not be appropriate in this instance. However it be appropriate to enhance the development by providing inbuilt nest sites for birds or roosting opportunities for bats. Appropriate bat bricks could conform to Schwegler Brick Box Type 27. An appropriate sparrow nest box would be Schwegler 1SP Nest Box - Sparrow Terrace or similar. Both nest sites can be installed within the stonework of the new building.
Condition:

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 boxes within the fabric of the development according to best practice deigns. Open fronted and nest boxes for hole nesting species should be provided – at least three boxes suitable for house sparrow
b) Creation of two bat roosting opportunities integrated into the fabric of the new building.
c) Landscaping including planting schemes that will benefit breeding birds and feeding or foraging bats.
d) Persons responsible for implementing the proposed works.
e) Details of initial aftercare and long-term maintenance.
f) Details of monitoring and remedial measures.

Regards

Mark

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

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From: Preece, Mark
Sent: 11 July 2017 17:11

To: Stannard, James
Subject: SMD/ 2017/ 0374

James ,

Comments in relation to:

Application SMD/2017/ 0374 Redmorlea Lower Barn, LEEK ROAD, WATERHOUSES, STAFFORDSHIRE, ST10 3HR.

Object to the application on the ground that no bat survey has been submitted with the application

Details on the Staffordshire Moorlands District Council web site indicate that a planning application form and plans and elevations have been submitted.
In the case of a barn conversion a **bat and breeding bird** survey would normally be expected to accompany an application of this type.
Surveys should be carried out according to Collins, J.(eds) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edn). The Bat Conservation Trust. Surveys should be carried out by an ecologist licensed by Natural England.

The building may provide opportunities for net gain in biodiversity through the incorporation of nesting sites for breeding birds such as house martin or house sparrow, and or artifical roosting sies for bats within the building structure. The applicant is encouraged to submit designs at as early a stage as possible. It is likely that the incorporation of these biodiversity enhancements will be a condition of granting planning permission irrespective of whether bats or breeding birds are currently using the building.

Legislative background:

National Planning Policy framework (NPPF) 2012 - stipulates no net biodiversity loss, and biodiversity gain resulting from development.
Policy NE1 of the adopted Local Development Framework for the Staffordshire Moorlands advocates the protection and enhancement of biodiversity.
Conservation of Habitats and Species Regualtions 2010 - all bats and sites used for resting/ breeding are afforded protection from disturbance and destruction.
The Wildlife and Countryside Act 1981 protects all breeding birds (with a few exceptions) and bats from injury or killing.

Regards

Mark

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