From: Preece, Mark
Sent: 02 November 2017 17:12
To: Lisa Jackson
Subject: SMD/2017/0661 - Lady Green Farm, Huntley Road, Denford

Lisa

Please find attached comments in relation to:

Application: SMD/2017/0661 Lady Green Farm, Huntley Road, Denford, Leek, Staffordshire, ST13 7JX CHANGE OF USE FROM EXISTING WORKSHOP TO LIVING ACCOMMODATION, ANCILLARY TO EXISTING DWELLING

Before the application can be determined further surveys are required as advised according to best practice in Collins, J. (ed). (2016). Bat Surveys for Professional Ecologists – Good Practice Guidelines. 3rd Edition. Bat Conservation Trust, London.

Biodiversity enhancement is advocated given the size and scale of the development. I suggest the following be considered as a condition of granting planning permsion, **assuming there are no protected species considerations resulting from a preliminary ecological appraisal.**

1. The following biodiversity enhancement features shall be designed and installed in the proposed dwelling:

a) Six bird nesting boxes for house sparrow attached to the outside of the building located on thenorth west facing gable aspects.

b) An artificial bat roost attached to the side of the building or incorporated within the brickwork on the southern gable aspect.

Designs shall be provided according to current best practice. Persons responsible for implementing the proposed works and details of initial aftercare and long-term maintenance must be provided. Details shall be submitted to the Local Planning Authority for approval. Biodiversity enhancement features shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

2. Any additional post development lighting onsite, should use low energy LED lighting to minimize light spill around the building. Alternatively, Low-pressure sodium lamps (SOX) are recommended, which should be fitted with hoods to direct the light below the horizontal plane to minimize light-spill. Any security lighting should be less than 200 lumens (150 watts) and placed on a timer setting and faced down to reduce sky glow. Height of any columns around the development should not exceed eight metres The use of artificial lighting must follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and Bat Conservation Trust's "Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting" (2014) to minimise disturbance and sky-glow across the site. Artifical bat roosts and bird boxes must be unlit.

Suitable designs for sparrow nest boxes available at:
https://ww2.rspb.org.uk/get-involved/activities/give-nature-a-home-in-your-garden/garden-activities/createasparrowstreet/

Suitable designs for bat roost sites available at https://www.nhbs.com/manufacturer/schwegler
Alternatively the nest box company eco bat box: https://www.nestbox.co.uk/products/integrated-eco-bat-box

Policy background
The Conservation Habitats and Species Regulations (2010) affords protection to all European protected species including bats.
It is an offence to:
intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection;
intentionally or recklessly disturb any wild bat whilst it is occupying a structure or place that it uses for shelter or protection.
Bats and breeding birds are protected under the Wildlife and Countryside Act 1981 (as amended).
Policy NE1 of the Staffordshire Moorlands Adopted Core Strategy: Ensuring development promotes appropriate maintenance, enhancement or restoration and/ or recreation of biodiversity through its proposed nature, scale, location and design.
The application must meet the objectives of the National Planning Policy Framework (NPPF): Providing net biodiversity gains where possible.

Mark Preece
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