
From: Preece, Mark
Sent: 13 November 2017 17:07
To: Swithenbank, Arne
Cc: Planning Comments (SMDC)
Subject: Application SMD/2017/0699

Categories: Blue Category

Arne,

Please find attached comments in relation to:

Application - SMD/2017/0699. Draycott In The Moors, Barn South East Of The Rocks Uttoxeter Road, Conversion of redundant barn to dwelling.

A bat and breeding bird survey dated June 2017 was carried out by Charnia Ecology. Six swallow nests were located. The building was classed as a high-moderate potential structure for the likelihood of a bat roost but no evidence of bats was found. Foraging bats were located close to the property.

Suggested conditions:

1. Working methods:

Work to buildings should be carried out carefully by hand to avoid impacts on bats, and the following method should be followed:

If tiles are removed they should be lifted away from the roof and not slid or twisted to avoid injuring any bats roosting beneath the tiles.

Ridge tiles should be lifted without sliding so as to avoid injuring any bats roosting beneath them. If a bat is found under a roof tile or ridge tile, the tile should be carefully replaced and work in that area stopped until such time as a licensed bat worker can attend the site.

The demolition of any part of the building where bats could potentially roost should be by hand. This includes the removal of roof tiles, ridge tiles, soffits, gutter fascia boards and hanging tiles. If a bat is found the work should be stopped immediately and a bat worker called to come and deal with the bat. The bat should not be handled except by a licensed bat worker. Any bats found will be taken into care for release on site later dependent upon the time and weather.

The bat can then be removed to a place of safety until such time that it can be released at night.

2. Lighting

Any 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. 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. New artificial bat roosts and swift nesting sites should not be illuminated. A lighting design plan must be submitted to the LPA for approval and shall be implemented in accordance with the approved details.

Reason: To avoid and mitigate impacts on bats.

3. Biodiversity enhancement - bats

The development should include small access points suitable for bat access and at least two a wall mounted or incorporated bat boxes (i.e. 2FR Schwegler Bat Tube" style bat boxes), positioned onto at the gable ends. Details of designs and exact locations, long term maintenance and persons responsible for installation must be submitted to the Local Planning Authority (LPA) for approval. The artificial bat roosting sites shall be implemented in accordance with the approved details, and all features shall be retained in that manor thereafter.

Reason: to compensate for los of the moderate - high potential bat roost potential in the current building and provide biodiversity enhancements

Birds:

It is possible that birds could nest in the building. In order that there is no disturbance to nesting birds this building is not to be converted between 1st March and the end of 31st August in any year, unless a survey for nesting birds has been undertaken and it can be clearly shown that birds are not nesting in the building. If birds are nesting work cannot proceed until the young have fledged.

Reason: To avoid impacts on breeding birds

It is recommended that a minimum of six pre-formed "cup-shaped nests" are integrated within the design of the development where possible. Provision can also be made in open-fronted log-sheds, car ports or porches. These should be placed internally at height (preferably on beams), being at least 1m apart. If this is not possible then installation of external eaves/ridge overhang boxes with an open bottom and ledges for swallows to nest on should be implemented as an alternative. Further guidance by a suitably qualified ecologist should be sought in this event.

Reason: To compensate for the loss of swallow nest sites

Informative bats:

Building materials, membranes used in roofing construction should not be of a type to cause injury to bats. All bats are protected from harm under the Wildlife and Countryside Act 1981 as amended and Conservation of Habitats and Species Regulations 2010. It is an offence to recklessly cause harm to a bat.

Reason: To avoid impacts on bats

Policy justifications:

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.

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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