
From: Johnston, Christopher
Sent: 13 December 2017 17:02
To: Planning Comments (SMDC)
Subject: FW: SMD/2017/075 Smithy Pool, Consall Lane, Consall, Staffordshire, ST9

From: Preece, Mark
Sent: 13 December 2017 16:32
To: Johnston, Christopher
Subject: SMD/2017/075 Smithy Pool, Consall Lane, Consall, Staffordshire, ST9

Chris,

Please find below comments in relation to:

**Application: SMD/2017/075 Smithy Pool, Consall Lane, Consall, Staffordshire, ST9 0AF
Conversion of existing detached garage to form tourist/guest accommodation,
incorporating a first floor extension**

A bat survey carried out by Eyebright Ecology dated August 2017 found no evidence of a bat roost. A precautionary approach to the conversion of the barn is advised to avoid potential impacts on bats

Suggest the following conditions:

Removal of tiles should be carried out carefully by hand.

If any evidence of bats is found or suspected during the work, work must stop and further advice sought from a licenced bat ecologist. In this case, a licence may be required before work may proceed.

There is a small risk that bats could take up residence on site subsequent to the survey. If no development takes place within 18 months of this survey report, the findings should be reviewed and may need updating, and a full survey should be repeated within 2 years.

Reason: To avoid impacts on legally protected species

Biodiversity enhancements

Two Schwegler 1FQ bat roosting bricks are installed onto the south facing position on the converted building. Roosting boxes should be installed as high as possible, but at least 3m from the ground. The installed boxes should not be illuminated. These roosting boxes are self-cleaning. Full details of the exact location, timing of installation and persons responsible for the work should be submitted to the Local Planning Authority for approval.

Two 9A Schwegler House Martin Nests should be located close together, and a 1SP Schwegler Sparrow Terrace should be installed on the north gable side of the converted building. The nesting sites should be placed at least two metres or more above the ground. The installed nesting boxes should not be illuminated. The house sparrow nest box once installed should be maintained by cleaning out between 1st September and 1st January, with a check made to ensure that it is no longer in use by nesting birds before maintenance. House martin nest sites are maintenance free.

Bat roosting sites and bird nesting boxes once installed should be maintained in that manner thereafter.

Reason: Biodiversity enhancement appropriate to the size and scale of development, to comply with the requirements of National Planning Policy Framework (NPPF) 2012 and Policy NE1 of the adopted Local Development Framework.

Regards

Mark

Mark Preece

Client Officer (Country Parks/ Ecology Advice)

Operational Services

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