From:	Preece, Mark
To:	Johnston, Christopher
Cc:	Planning Comments (SMDC)
Subject:	SMD/2018/0232 The Monkhouse, Prince George Street, Cheadle, Staffordshire, ST10 1HX
Date:	24 April 2018 08:50:56

Chris

Please find comments in relation to

Planning application: SMD/2018/0232 The Monkhouse, Prince George Street, Cheadle, Staffordshire, ST10 1HX Three detached residential dwellings.

Birds

Demolition and site clearance must not be carried out between 1st March to 31st August inclusive unless a check for breeding birds has been carried out by an ecologist. In the event that breeding birds are present no work should be carried out until the birds have finished breeding, and all dependent young have left the site.

Reason: All breeding birds, nests, eggs and young are protected from harm under the Wildlife and Countryside Act 1981 as amended

Hedgehogs

To avoid impacts on hedgehogs trenches or other excavations left open for more than 12 hours should be provided with an escape ramp (simply a plank of wood with no step at the base, reaching up to ground level or slightly above) for any wildlife to be able to escape. Appropriate gaps should be made in any close boarded fencing to enable hedgehogs to move through the development.

Bats

Any lighting onsite, should use low energy LED lighting to minimize light spill around buildings. 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. 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 bird 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.

Biodiversity enhancements

One Schwegler 1FQ bat roosting bricks is advised to be installed onto the south facing position on the converted building. The roosting box should be installed as high as possible, but at least 3m from the ground. The installed bat roost box should not be illuminated. These roosting boxes

are self-cleaning

A 1SP Schwegler Sparrow Terrace could be installed on the north- west side or north side of to of the buildings . The nesting site should be placed at least two metres or more above the ground. The installed nesting box should not be illuminated. The 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.

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

A landscaping scheme to benefit invertebrate pollinators, bats and breeding birds should be provided. Nectar and berry rich native shrubs providing a variety of habitats for invertebrates should be selected that will benefit foraging birds and bats. Species should be selected that provide structural diversity for wildlife. This may include appropriate climbing species such as cotoneaster, ivy, climbing roses and honeysuckles to create green walls that will further enhance the site and gardens for wildlife. Hedges such as privet should form curtilage boundary walls. Species selected must be appropriate to the shade or moisture conditions on site. Details should be provided to the LPA for approval.

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

Staffordshire Moorlands District Council, Stockwell Street,
Leek.
Staffordshire. ST137HU.

High Peak Borough Council, Market Place, Town Hall, Buxton.
Derbyshire. SK176EL.

Telephone: 0345 605 3010 ext 4512

Email: mark.preece@staffsmoorlands.gov.uk
Web sites: www.staffsmoorlands.gov.uk www.highpeak.gov.uk

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive, privileged or confidential material and

should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000.