## Williams, Karen

**From:** Planning Comments (SMDC)
**Subject:** FW: DET/2018/0014 Moorlands Farm, Ellastone Road, Cauldon Low, Staffordshire

**From:** Preece, Mark
**Sent:** 04 May 2018 12:04
**To:** Johnston, Christopher
**Cc:** Planning Comments (SMDC)
**Subject:** DET/2018/0014 Moorlands Farm, Ellastone Road, Cauldon Low, Staffordshire

Chris,

Please find comments in relation to

**Application: DET/2018/0014 Moorlands Farm, Ellastone Road, Cauldon Lowe, Staffordshire, ST10 3ET Proposed conversion of a traditional agricultural building into a residential dwelling**

**Before the application can be determined further bat surveys are required. Appropriate surveys must be submitted to enable impacts be determined and proportionate avoidance, mitigation or compensation planned. If bats are present an application for a European Protected Species Licence to Natural England may be required. Further bat surveys should follow best practice in: Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists Good Practice Guidelines (3rd edn). The Bat Conservation Trust**

A preliminary bat roost survey was carried out by Elite Ecology dated March 2018 this concluded:
Due to the amount of potential ingress/egress points and suitable roosting features, the building was deemed as having **'moderate'** potential for bats to roost and birds to nest. **Therefore, a minimum of two further activity surveys are required during the bat survey season (May to September, inclusive).**

**Key legislation**

The Conservation Habitats and Species Regulations (2017) 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).

**In the event that further surveys do not find bats I would suggest the following precautions and biodiversity enhancements are considered:**

**Bats**

A Method statement is submitted to the Local planning authority to show how impacts on bats will be avoided

**Breeding birds**

In order that there is no disturbance to nesting birds no work should be carried out between 1st March and the end of 31st August, unless a survey for nesting birds has been undertaken, and it can be clearly shown that birds are not

nesting in areas scheduled for vegetation clearance. If birds are nesting work cannot proceed until the young have fledged.

Reason: All breeding birds their nests eggs and dependent young are protected from harm under the Wildlife and Countryside act 1981 as amended.

**Advised Biodiversity Enhancements:**

A Schwegler 1FQ bat roosting bricks is advised to be installed onto the south facing gable apex 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.

A 1SP Schwegler Sparrow Terrace should be installed on the north side of the 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.

Reason: Staffordshire Moorlands District Council should have regard to the Natural Resources and Environment (NERC) Act 2006 in its actions. The biodiversity enhancements suggested are consistent with conservation of species of principal importance identified in the NERC Act 2006 and in Keeping with the guidance of the National Planning Policy Framework 2012.

Regards

Mark

Mark Preece

**Client Officer Country Parks & Ecological Advice**

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