From:	Preece, Mark
To:	Lisa Jackson
Cc:	Planning Comments (SMDC)
Subject:	SMD/2018/0500 Basford Hall, Basford Green Road, Cheddleton, Staffordshire, ST13 7ER
Date:	14 August 2018 09:26:33

Lisa,

Please find attached comments in relation to,

Application: SMD/2018/0500 Basford Hall, Basford Green Road, Cheddleton, Staffordshire, ST13 7ER Change of use and alteration of a former Stable block to form a single residential apartment

A bat and breeding bird survey found that the building contained small roost of up to three brown long-eared bats. Breeding birds were also present in the stable block. The proposed development is concluded to have a minor negative impact on bats. Given the size and scale of the impacts on bats an ecologist with a 'class bat development license' is appropriate to address measures to avoid and compensate for impacts. Bat access into the roof space bat boxes on adjacent trees are indicated as compensatory measures. The following conditions are advised:

1. No development should take place between 1st March and 31st August inclusive unless a survey has been carried out for breeding birds by a qualified ecologist for the presence of breeding birds. Works should ceases until all breeding birds and their dependent young have left the site.

   Reason: Breeding birds their nest eggs and dependent young are protected from harm under the Wildlife and Countryside Act 1981.

2. Impacts on bats must be avoided, mitigated and compensated by a detailed method statement. This document must be submitted to the local planning authority in writing prepared under a Class bat development license . The method statement should indicate

   a) Detailed methods such as soft demolition by hand, measures if bats are located during development
   b) Designs to avoid impacts, compensate and enhance the development as a roost site for bats
   c) Extent and location of proposed mitigation on appropriate plans and scale maps
   d) Timetable for the implementation of works demonstrating that works are aligned with the proposed phases of the development.
   e) Any lighting design plan and technical specifications must minimise light spill Lighting must demonstrate minimal impacts on foraging, commuting or roosting bats and allow bird species to exhibit undisturbed behaviour patterns.
   F) Details of how bitumen based membranes rather an breathable roof membranes will be in construction to avoid entangling bats
   f) Persons responsible for implementing the proposed works.
   g) Details of initial aftercare and long-term maintenance.
   h) Details of monitoring of new artificial roosts and remedial measures.

Reason: To avoid offences under the Wildlife life and Countryside Act 1981 as amended and meet the requirements of the Conservation of Species and Habitats Regulations 2017. National Planning Policy Framework 2018 requires a net gain in biodiversity (bat roosting potential) as a result of the development.

3. Creation of bird nesting features for house martin and house sparrow in new building design. Full details of the location, design, timing, maintenance and persons responsible for work should be submitted in writing to the local planning authority.

   Reason: To compensate for loss of bird nesting opportunities within the existing building.
