## Williams, Karen

**From:** Planning Comments (SMDC)
**Subject:** FW: SMD/2018/0554 Diglake, Sunnyside, Kingsley, Staffordshire, ST10 2AS

**From:** Preece, Mark
**Sent:** 28 September 2018 15:21
**To:** Johnston, Christopher
**Subject:** SMD/2018/0554 Diglake, Sunnyside, Kingsley, Staffordshire, ST10 2AS

Chris,

Please find comments in relation to

**SMD/2018/0554 Diglake, Sunnyside, Kingsley, Staffordshire, ST10 2AS Outline application with details of access & layout (all other matters reserved) for demolition of agricultural building and erection of 2no. detached dwellings**

A bird and bat survey was carried out by RICS and submitted in a report dated 9th July 2018. The building has negligable - low potential to support a bat roost and no further emergence surveys were recommended. No breeding birds were found during the survey.

A precautionary demolition method was advised to minimise the potential for impacts on undetected bats. A check for the presence of breeding birds was also advocated. Two bat roosting opportunities were advised to be incorportated in the new build as biodiversity enhancements.

**I would suggest the following conditions:**

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. In the event that breding birds, their nests, eggs or dependent young are present, works must ceases until all breeding birds and their dependent young have left the site.

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

**Bats**

The method statement for demolition detailed at page 22 of Preliminary Bat Roost Assessment and Bird Survey by RICS dated 9th July 2018 must be adherred to. In the event that bats are located then a licensed bat ecologist should be contacted for advice. A licence may be required from Natural England to permit the development to proceed.

Reason: To prevent an offence being committed under the Habitat Regulations 2017 or the Wildlife and Countryside Act 1981 as amended.

**Biodiversity enhancements**

A brick built bat box shall be installed at the gable apex of one elevation on each of the new dwellings built into the brickwork. Full details, persons responsible for works and long-term maintenance should be submitted to the local planning authority , and be implemented in accordance with the approved details.

Four nesting opportunities for house martin shall be installed on one of the new buildings. Details, persons responsible for works and long-term maintenance should be submitted to the local planning authority , and be implemented in accordance with the approved details.

Reason: 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.
National Planning Policy Framework 2018 (NPPF): Providing net biodiversity gains where possible.

A landscaping scheme to benefit invertebrate pollinators, bats and breeding birds should be provided with a full planning application. Nectar and berry rich native shrubs providing a variety of habitats for invertebrates should be selected that will benefit foraging birds and bats. Species are advised to 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. Species selected must be appropriate to the shade or moisture conditions on site.

Regards

Mark

Mark Preece

**Client Officer Country Parks & Ecological Advice**

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