Scheme for Provision of Bat Boxes and Bird Nesting Opportunities



The Lodge
Mill Road, Oakamoor
ST10 3AG

June 2019

Introduction

1. This document is intended to fulfill one of the conditions embodied in the Appeal Decision[1] to grant planning permission for the change of use of a bunkbarn to a dwelling at The Lodge, Mill Road, Oakamoor, ST10 3AG.
2. The SMDC Planning Application reference is SMD/2016/0770.
3. This submission is made on behalf of the new owner of The Lodge (wef 14th May 2019), Mr Ambrose Langley-Poole, and addresses condition (#3) set out in the Appeal Decision is as follows:
   - *"Prior to the commencement of the development hereby approved, a scheme for the provision of bat boxes and bird nesting opportunities within the site shall be submitted to and approved in writing by the local authority. The approved scheme shall be implemented prior to occupation of the dwelling and retained thereafter."*
4. This document sets out the proposed scheme and is tabled for approval in accordance with the above condition.

Context

5. As part of the planning application for the conversion of The Lodge to a dwelling, a Preliminary Roost Assessment and Bat and Bird Activity Survey Report was carried out by Charia Ecology on behalf of the applicants and submitted to Staffordshire Moorlands District Council (SMDC) in accordance with established procedure. A copy of the full report can be viewed on the SMDC planning website.
6. The report findings, following a preliminary study conforming to BCT guidelines 2nd edition (2012) and a subsequent onsite survey are summarized as follows:
   - 6.1. The assessment was undertaken during an optimal period and the report findings are considered to be robust.
   - 6.2. **NO** bats were seen emerging from any roost areas in the application area.
   - 6.3. **NO** active roosts were recorded on-site
   - 6.4. As no bats were recorded roosting it will **NOT** be necessary to apply for a European Protected Species (EPS) licence from Natural England subject to adherence to proposed site safeguard conditions.
   - 6.5. The building to be developed is assessed as **LOW to MODERATE** ecological value overall.
   - 6.6. **NO FURTHER** survey recommendations for bats are considered

[1] Appeal Ref: APP/B3438/W/17/3171736. Conditions attached at Annex A.

6.7. **NO FURTHER** survey recommendations for protected bird species (including Barn Owls)

7. The above report was reviewed by Mark Preece[2] (SMDC) who commented that it did not raise anything which would result in an objection to the development. He also made a number of recommendations which are embodied in the proposed mitigation measures set out below.

Proposed Scheme of Mitigation and Site Safeguard Measures

8. Mitigation measures and site safeguard measures are proposed under the following headings:
   - Bats
   - Birds
   - Biodiversity enhancement

Bats

9. Most work is to be undertaken by the owner who has read the report and undertakes to comply with the recommendations contained therein.
10. Where building contractors are used, they will be made aware of the possible presence of bats, their legal protection and of the need for appropriate working practices.
11. Wherever possible, major demolition works will be timed to avoid the optimal breeding periods.
12. If bats are encountered during works, then **all works will cease** and the use of standard capture and exclusion methods deployed under the guidance of a suitable qualified ecology expert to prevent harm to any bats found.
13. Roost compensation measures will be implemented prior to occupation and maintained thereafter to include the following:
    - 13.1. Schwegler 1F external bat habitat boxes will be affixed to the gable ends of both buildings on site (2 x North and 1 x South);
    - 13.2. Treatment of all new timber cladding will be undertaken off-site and using finishes and chemicals approved by Natural England for use in bat roosts;
    - 13.3. Bat roost boxes will also be incorporated into the landscaping, being fitted to mature trees around the boundary, see Annex B for indicative plan.

[2] Email to Rachael Simpkin dates 30 January 2017.

Birds

13.4. Four wooden nesting boxes suitable for different birds, including house sparrows, will be placed at an elevation in suitably mature trees at approximately 2m-4, above ground level.

13.5. As for bats, these measures will be implemented prior to site occupation and maintained thereafter. See Annex B for indicative plan.

Biodiversity enhancements

13.6. Landscaping relating to the development will encompass native grasses, trees and shrub species. This will include nectar-rich species which benefit insects and in turn, foraging bats and birds;

13.7. Lighting spill onto nearby trees will be avoided. Any security lighting will be downward facing and set on a timer to prevent spillage onto nearby habitats.

13.8. Excavations left overnight will be covered or fitted with mammal ramps to ensure safe escape;

13.9. Open pipework with an outside diameter greater than 120mm will be covered to avoid animals entering/becoming trapped;

13.10. Any removal of vegetation during the nesting period will be preceded by a careful check for active birds nests. No birds will be harmed and advice of a competent ecologist will be sought in the event that any nesting sites are encountered.

Conclusion

14. In submitting this document, the applicant undertakes to:

14.1. Comply with the recommendations of SMDC Client Officer (Countryside and Parks) as documented;

14.2. Meet the objectives of the National Planning Policy Framework (NPPF): protecting and enhancing valued landscapes and providing net biodiversity gains where possible;

14.3. Agree with Staffordshire Moorlands Local Plan Core Policy NE1, ensuring that where appropriate, the development will promote a net gain for biodiversity and that appropriate unavoidable impacts are mitigated;

14.4. Comply with the Wildlife and Countryside Act 1981 as amended; birds and their nest eggs and dependent young are protected from injury and killing under the Act.

15. Approval for this plan is now sought in writing so that the measures can be adopted as stated.

ANNEX A

APPEAL DECISION CONDITIONS

Appeal Decision

Site visit made on 30 August 2017

by Debbie Moore BSc (HONS) MCD MRTPI PGDip

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 September 2017

Appeal Ref: APP/B3438/W/17/3171736
The Lodge, Mill Road, Oakamoor ST10 3AG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Ms Linda Moore against the decision of Staffordshire Moorlands District Council.
- The application Ref SMD/2016/0770, dated 2 December 2016, was refused by notice dated 13 February 2017.
- The development proposed is the change of use of a bunkbarn to a dwelling.

1. The appeal is allowed and planning permission is granted for the change of use of a bunkbarn to a dwelling at The Lodge, Mill Road, Oakamoor ST10 3AG in accordance with the terms of the application, Ref SMD/2016/0770, dated

   2 December 2016 subject to the following conditions:

   1) The development hereby permitted shall begin not later than three years from the date of this decision.

   2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan Ref A2932-001A and Proposed Plans and Elevations Ref A2932-002A.

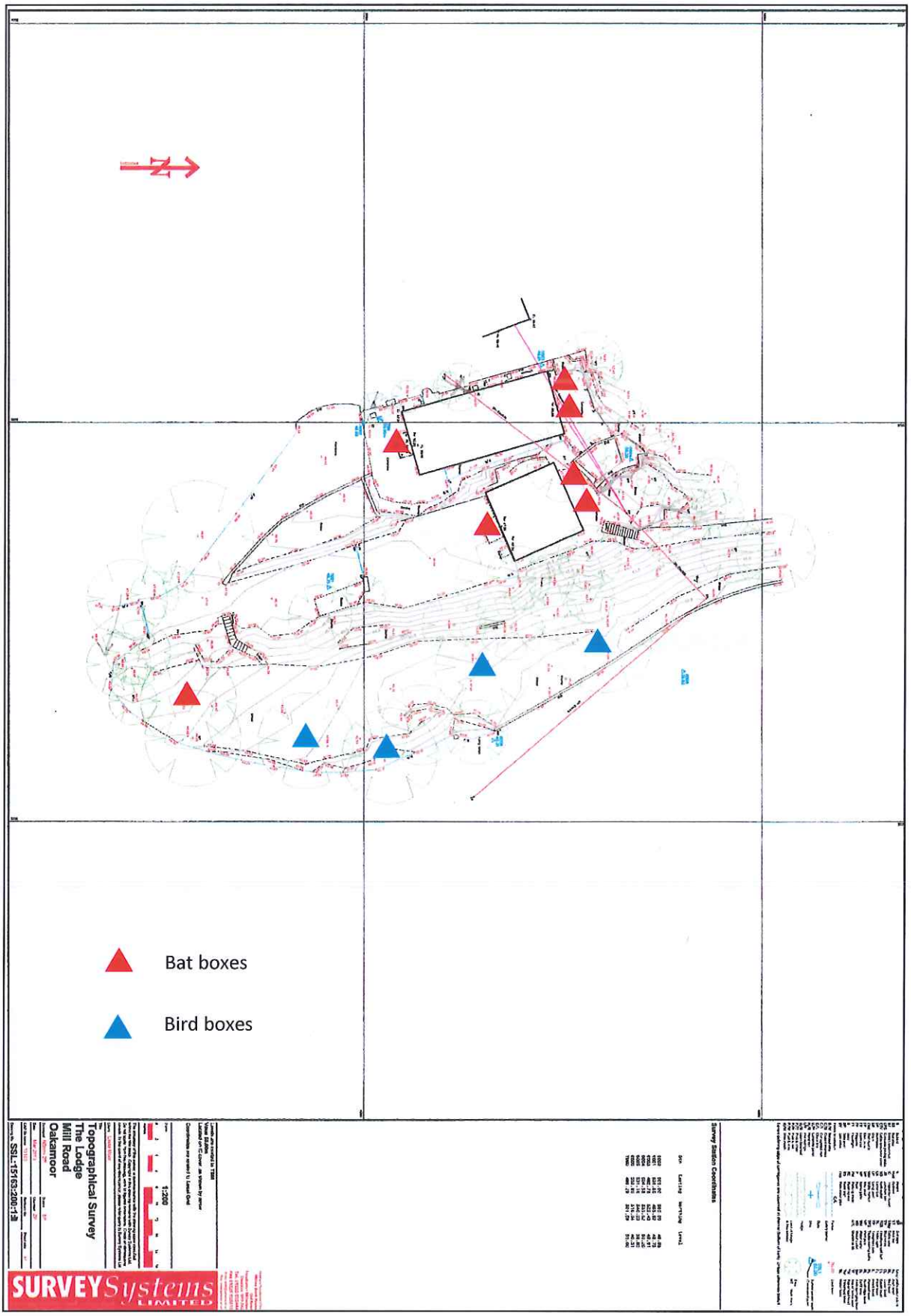
   3) Prior to commencement of the development hereby approved, a scheme for the provision of bat boxes and bird nesting opportunities within the site shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to occupation of the dwelling and retained thereafter.

   4) No development shall take place until samples of all external facing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details.

   5) The dwelling hereby permitted shall not be occupied until works for the disposal of sewage shall have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the local planning authority.

ANNEX B

PROPOSED LOCATION FOR BAT AND BIRD BOXES


Bat boxes
Bird boxes
Topographical Survey
The Lodge
Mill Road
Oakamoor
SURVEY Systems LIMITED