From:
To: SMD/2019/0463 Orchard Farm, Carr Bank, Oakamoor, Staffordshire, ST10 3EA
Subject: 03 September 2019 13:10:24
Date:

SMD/2019/0463

Orchard Farm, Carr Bank, Oakamoor, Staffordshire, ST10 3EA

Proposed single storey rear extension with porch and proposed detached garage.

Staffordshire Wildlife Trust has been asked to review the above application as part of a service level agreement with Staffordshire Moorlands District Council to provide ecology advice regarding planning and development management functions.

Application information has been reviewed for **SMD/2019/0463**

SUMMARY: NO OBJECTION – WITH CONDITIONS and further biodiversity enhancement to be considered.

HABITATS/SPECIES

The application has not been accompanied with any ecological information or surveys.

The site is located next to the Cotton Dell Nature Reserve, part designated SSSI, which also contains ancient woodland. Two fields immediately adjacent to the site, south of Orchard Farm, are non-statutory Local Wildlife Sites of semi improved neutral grassland.

There are numerous records of protected and priority BAP species within close proximity to the site, including a variety of bat species.

The proposals are for a single storey rear extension, with porch and proposed detached garage, which appears to be contained to land to the north and east of the existing dwelling, sited on existing hardstanding/gravel. The proposals do not exceed the first floor of the existing building. On this basis ecology surveys are not required, as it is considered ecological impact is likely to be negligible.

Should there be any changes to the proposals, the requirement for ecological survey may change.

Conditions

Due to the proximity of the site to a number of designated statutory and non- statutory habitats and the number of protected species recorded in the area, we would recommend conditions to accompany any approval, including:

- A suitably worded condition to ensure all construction work is undertaken with due consideration of the surrounding natural environment. All works traffic, storage of materials or equipment should be restricted to existing hardstanding north of the existing building and should in no way encroach on grassland to the south and east – to protect the LWS to the south and maintain a buffer to the SSSI Cotton Dell to the east.
- An ecologist should be contacted for further advice immediately, should any species be unexpectedly discovered during works.
- Light mitigation measures should be implemented during works and as part of the development - to reduce impacts on any commuting or foraging bats in the area.
- Any landscaping on site should include native tree and shrub species and no plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 should be planted.
- Drainage details to be submitted, utilising sustainable drainage measures where possible such as soakaways, surface attenuation features and rain water storage butts.

Biodiversity Enhancement

- It would be of conservation benefit to install bat boxes and a variety of nesting boxes for different bird species within the site in future (buildings and trees where suitable) to enhance the site. Information on bird nesting boxes can be found at http://www.rspb.org.uk/advice/helpingbirds/nestboxes/.
- Any new lawn areas should include a short flower seed mix, which will increase diversity whilst still enabling short mowing. Climbing plants should be considered on any walls/ fences to add vertical greenery.

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