
From: Kate Dewey
Sent: 21 June 2021 12:51
To: Ben Hurst
Cc: y
Subject: Town Head Farm SMD/2021/0275

Ref number SMD/2021/0275

Application Location Town Head Farm, Foxt Road, Foxt, Staffordshire, ST10 2HW

Application description Conversion and alteration of stone agricultural building to form 1no. dwelling house

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.

SUMMARY – Holding objection - further information required.

Requirements:

1. A minimum of one bat emergence/re-entry survey within the optimal survey season must be conducted for the avoidance of doubt. This must be prior to determination.
2. An update internal inspection of the stables section and updated photos/details within the PRA. This must be prior to determination.
3. Clarification on demolition of other buildings on the site
4. Pending further survey effort, the enhancements within section 5 of the PRA report to be included within the plans and secured via condition.

Documents reviewed:

- Preliminary Ecological Assessment (PRA March 2021)
- Structural Survey Report (March 2021)
- Existing Plans and Elevations
- Proposed Elevations
- Proposed FF Plan
- Proposed GF Plan
- Planning Statement

SPECIES

Bats

The preliminary roost assessment (PRA) dated March 2021 states that the building is of negligible roosting potential. However, the structural survey report (Mar 2021) shows that there are several dislodged tiles under the ridge line (photo 3, page 10) which could offer access for bats. Furthermore, no photos of the inside of the stables section (including the upper floor/loft area if present) are included within the PRA report so it is unclear if this section of the building has been surveyed. There appear to be several vents on the gable end which may allow bat and bird access into the barn/stables and loft/upper floor space. Several doors at ground level are also missing. Further details of the barn including additional photos are needed. The planning statement also states that the application is part retrospective having had some works already undertaken including alterations to the roof to fit sky lights. These works have been done prior to any bat survey, meaning evidence of a bat roost may have been lost in the process. Taking all of this into consideration Staffordshire Wildlife Trust recommend that a minimum of one bat emergence/re-entry survey of the barn is conducted. An updated internal inspection of the stables should also be undertaken for the avoidance of doubt. This is due to the potential access points such as the dislodged tiles and vents, missing doors, records of bats within the area, and considering the surrounding landscape which includes the lane with trees and areas of ancient woodland to the north, all of which offer suitable bat habitat.

Pending the further survey effort, the enhancements for bats and birds within section 5 of the Ecology report must be added to updated plans and be secured via condition. Please note that additional activity surveys and mitigation, compensation and enhancement may be required if bats or birds are found to be using the structure.

The proposals also involve the removal of the metal framed buildings on the site; it is not clear whether this has happened already or if these buildings were checked for bird/ bat potential. Further information and check of these areas if still intact is required.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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