
From: Kate Dewey
Sent: 23 June 2021 08:36
To: Swithenbank, Arne
Cc: Planning (SMDC)I
Subject: SMD/2021/0221 Knowsley Farm

Categories:

Ref number SMD/2021/0221

Application Location Knowsley Farm, Knowsley Road, Stanley, Staffordshire, ST9 9NB

Application description Conversion of a former milking parlour into ancillary residential accommodation. Reconstruction of existing boot room with thermal structure and construction of a small side extension. The alterations to the existing dwelling serve to extend and improve the existing 3rd bedroom and bathroom accommodation.

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 on presence and impacts to protected species and habitats required before determination.

Requirements:

1. Further bat surveys (three presence/absence surveys) of milking parlour which has high bat potential.
2. Survey of the garage and outbuilding 2 for bats and birds.
3. If bats are found to be roosting, an EPS licence and a detailed mitigation, compensation and/or enhancement plan for bats.
4. A Preliminary Ecological Appraisal of the wider site to check for potential impacts to other protected species and to assess Biodiversity Net Gain.
5. Confirmation of the location and construction of the proposed package treatment plant.
6. The recommendations for birds within the PRA report, replacement nesting features, a detailed landscaping plan and drainage scheme should be secured via condition.

Documents reviewed:

- Knowsley Farm PRA Report combined May 2021 (Apex Ecology)
- 20-054-BPA-AS(0)02_P1 - Existing Site Block Plan
- 20-054-BPA-AS(0)03_P1 - Proposed Site Block Plan
- 20-054-BPA-DR-AS(0)05_P1 – Existing Outbuilding Plans
- 20-054-BPA-DR-AS(0)11_P1 – Garage Alterations
- 20-054-BPA-AS(0)06_P2 - Existing Elevations
- 20-054-BPA-AS(0)08_P2 - Proposed North and South Elevations
- 20-054-BPA-AS(0)09_P2 - Proposed East and West Elevations
- 20-054-BPA-AS(0)07_P3 - Proposed Plans
- Application Form

DESIGNATED WILDLIFE SITES

Knowsley Common Local Wildlife site lies on the opposite side of the road to the site, but does not appear to be affected.

HABITATS

It is understood that the boundary hedgerow and trees are to remain, but the plans do not show the proposals for the rest of the land on the site. There appears to be vegetation present on site including trees. A Preliminary Ecological Appraisal (PEA) is required to determine any impacts on other protected species and to assess whether the proposals

will provide Biodiversity Net Gain. A package treatment plant is mentioned in the application form. The specific location and proposals need to be confirmed so that any potential impacts can be assessed during the PEA.

A landscaping plan will be required as a condition should permission be granted in future.

SPECIES

Bats

The PRA report (Apex Ecology May 2021) included survey of the farmhouse and milking parlour. The latter is of high bat roosting potential. As per the report and current guidelines, a minimum of three presence/absence surveys are required to confidently rule out the presence of bats. These are missing from the application and are required prior to determination.

The proposals also include alterations to the garage (outbuilding 4) and outbuilding 2 (building numbers taken from 20-054-BPA-DR-AS(0)05 Existing Outbuilding Plans). These buildings are not included in the PRA bat report and need assessing for bat and bird nesting potential.

If bats are found to be roosting within the structure, a European Protected Species (EPS) licence from Natural England will be required, in addition to a suitable bat mitigation, compensation, and enhancement plan.

Birds

The milking parlour was also determined to be of high nesting potential for birds. The presence of nesting birds should be reassessed during the additional bat surveys, along with the garage and outbuilding 2. The current bird recommendations within the PRA report should be secured via condition as a minimum (timing of works and/or watching brief), pending further results. Replacement bird nesting areas/ features also need to be provided in the new development to maintain bird populations and avoid biodiversity loss.

Great Crested Newts/ Amphibians

The preliminary ecological appraisal should assess the terrestrial habitat suitability for great crested newts on site, as the site has been unoccupied for some time it is possible that species may use any overgrown vegetation and grassland that may be present.

Further comments may follow on receipt of the additional information.

Regards,

Kate Dewey BSc (Hons) MCIEEM

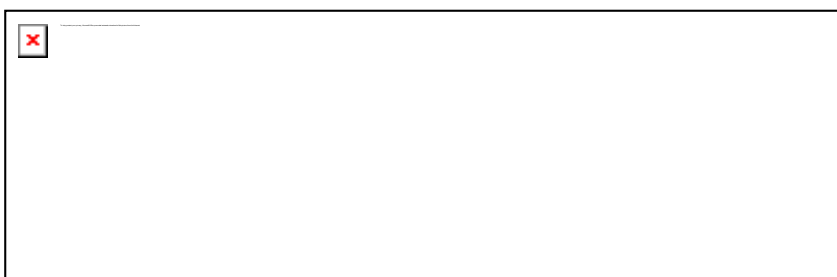
Senior Planning Officer



The Wolseley Centre grounds are open daily- if you are planning to visit please read about the centre changes [here](#)

Planning consultations- please send to planning@staffs-wildlife.org.uk

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2 Attachments