
From: Berry, Ailsa
Sent: 26 July 2021 09:59
To: Planning (SMDC)
Subject: FW: SMD/2021/0408 Ivy House Farm

Categories:

Hi,

Please can the email below be uploaded to the app file and web.

Thanks
Ailsa

Ailsa Berry
Planning Officer
Development Services
Mobile: 07583 122 644
High Peak Borough Council and Staffordshire Moorlands District Council

<https://www.highpeak.gov.uk/>
<https://www.staffsmoorlands.gov.uk/>

Sent: 16 July 2021 08:46
To:
Cc:
Subject: SMD/2021/0408 Ivy House Farm

Ref number SMD/2021/0408

Application Location Ivy House Farm, Tompkin Road, Stanley, Staffordshire, ST9 9LX

Application description Demolition of existing agricultural outbuilding and erection of 1no. detached dwelling

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 – No objection subject to conditions.

Secure via condition:

1. As per page 22 of the bat and bird survey report: Timing of works to the existing structure must take place outside of the bird nesting season.
2. As per pages 23-24 of the bat and bird survey report: 1 Brick bat box is to be installed on the western gable end of new dwelling.
3. As per page 25 of the bat and bird survey report: A Sparrow Terrace to be installed on south west corner of new dwelling to compensate for lost nesting habitat.
4. As per pages 26-28 of the bat and bird survey report: A bat method statement to be provided and enacted to ensure no bats are harmed during the works.

Documents reviewed:

- Location & Site Plan
- Proposed Plans
- Preliminary Bat Roost Assessment and Bird Survey, 15th June 2021 by S Christopher Smith
- Existing Plans
- Planning Statement

SPECIES**Bats**

Results- The bat and bird survey report found that there were some potential roosting features under the ridge tiles but found no bat roosts within the structure during the subsequent activity surveys. Commuting and foraging common pipistrelle (*Pipistrellus pipistrellus*) bats were recorded near to the structure.

Impacts and Mitigation- No licence is required for the works. However, there is a possibility of individual bats using these features between the date of the bat survey and works commencing. A precautionary bat method statement is needed to ensure no bats are harmed during the demolition works in the event they are encountered. This may be secured via condition. The details for the method statement should include those set out on page 27 of the report.

To enhance the site for bats 1 brick bat box is to be installed on the western gable end of the new dwelling. See pages 23-24 of the report for further details. This may be secured via condition.

Birds

The report found evidence of nesting sparrows within the damaged soffit on the south west corner of the building. As per page 22, works to the existing structure must take place outside of the bird nesting season. To compensate for lost nesting habitat, 1 Sparrow Terrace is to be installed onto the south west corner of the new dwelling. To be secured via condition.

Landscaping and drainage

A landscaping and drainage scheme should be secured via condition, including where possible sustainable drainage methods such as water butts and permeable surfaces, plus wildlife-friendly planting to increase habitat value such as climbers and herbs.

Regards,

Kate Dewey BSc (Hons) MCIEEM

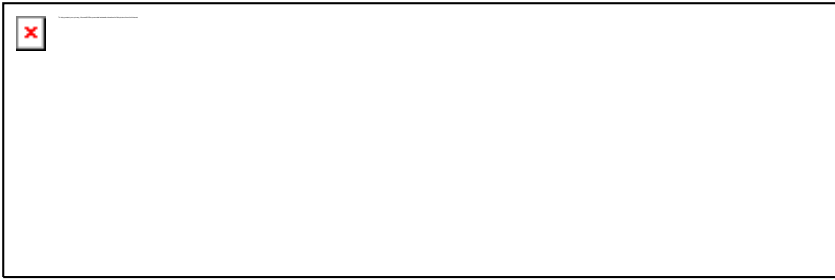
Senior Planning Officer



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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