

From: [Kate Dewey](#)
To: [Swithenbank, Arne](#); [Planning Comments \(SMDC\)](#)
Cc: [Alex Fitzroy](#)
Subject: SMD/2021/0472 170 Boat Inn
Date: 23 September 2021 12:24:07

Ref number SMD/2021/0472

Application Location 170 Boat Inn, Basford Bridge Lane, Cheddleton, Staffordshire, ST13 7EQ

Application description Alterations to outbuilding including removal of roof, lowering of walls and creation of new outdoor seating terrace

Site size 92.40 (square meters)

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 should approval be granted:

1. As per the Bat Survey Report by Focus (June 2021):
 - a. Bat mitigation strategy, following section 1.1, pages 4 and in full.
 - b. As per section 1.1, page 5, compensation roosting features are required. Two bat boxes are recommended. To be detailed on updated plans.
 - c. As per section 1.1, page 5, bat friendly planting is to be included and detailed within detailed landscaping plans.
 - d. Timing of works (both demolition and tree felling) to avoid the bird nesting season (March – August, inclusive).
 - e. Bat sensitive lighting scheme, ensuring no additional light spill onto commuting/foraging habitats.
 - f. Any other measures as required by the required bat licence.
2. A minimum of 4 bird nesting boxes must be secured and shown within updated plans in suitable locations around the site.
3. As per recommendation 3 of the Preliminary Roost Assessment, the tree (T1) is to be soft-felled under supervision, in case of a roost being present.

Documents reviewed:

- 15285 - Boat Inn, Leek - E-EL – REVA
- 15285 - Boat Inn, Leek – E-SP
- 15285 - Boat Inn, Leek - P-EL – REVA
- 15285 - Boat Inn, Leek – P-SP
- Application Form
- Bat Survey Report Rev2
- Boat Inn - Site Location Plan.
- Boat Inn Preliminary Roost Assessment.

DESIGNATED WILDLIFE SITES

Local Wildlife Sites (LWS)

The Caldon Canal (south of Basford Bridge) that runs along the eastern boundary of the site is designated a Local Wildlife Site of county importance. No impacts are anticipated except that the development must ensure that additional light spill onto this habitat is avoided. A sensitive lighting scheme is a requirement of the bat mitigation, so is covered below.

HABITATS

There will be minimal impact to habitats on site, but wildlife-friendly planting such as climbers on the building would enhance biodiversity value.

SPECIES

Bats

Results- The Preliminary Roost Assessment (PRA) by Focus found the building to be of moderate roosting potential. The subsequent activity surveys recorded a solitary soprano pipistrelle (*Pipistrellus pygmaeus*) day roost in the building. A licence will be required for works to the building.

Tree (T1) is recorded as having low roosting potential, although difficult to assess from ground level. As per the recommendation 3 within the PRA report, this tree must be soft-felled under supervision in case of bat presence. Secure via condition.

Impacts and Mitigation- The mitigation strategy, compensation, and enhancements as set out in section 1.1 (pages 4 and 5) of the Bat Survey Report (Focus Environmental Consultants, June 2021) must be followed in full. A bat sensitive lighting plan is required (if additional lighting is proposed), due to potential impacts on commuting and foraging habitat. We would however like an additional bat box to be installed (total of 2) to ensure a 2:1 ratio. We recommend seeking advice from the site ecologist who knows the site for appropriate locations. A bat friendly planting scheme should be included. All compensation and enhancements must be secured via condition.

Birds

During the PRA by Focus, several birds' nests were found within the south-east section of the building within the cracks in a wall. It should also be noted that access to the lofts in both the southern and northern sections of the building was not possible during the survey, thus additional birds' nests could have been present due to the numerous entry points around the building.

During the bat activity surveys tree creepers and blue tits were recorded nesting within the tree (T1) that is proposed to be felled.

Due to this, mitigation and compensation is required. As per ecology report recommendation 4, timing of the demolition works and tree felling must avoid the bird nesting season (March – August inclusive). Compensation bird nesting boxes will need to be included around the site in suitable locations to mitigate for lost nesting habitat. A minimum of 4 is recommended due to the presence of old nests in the building and active nests within the tree. Must include designs that are suitable for blue tits and tree creepers. These are to be shown on updated plans. Timing of works and compensation birds boxes to be secured via condition.

Regards,

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

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2 Attachments