
From: Berry, Ailsa
Sent: 26 October 2021 10:02
To: Planning Comments (SMDC)
Subject: FW: FW: FW: SMD/2021/0432 Charles Knowle Farm

Categories:

Please can the comments below be uploaded to the app file and web,

Thanks

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

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

From: Kate Dewey
Sent: 26 October 2021 08:00
To: Berry, Ailsa
Cc: Alex Fitzroy ; Mark Weston
Subject: Re: FW: FW: SMD/2021/0432 Charles Knowle Farm

Ref number SMD/2021/0432

Application Location Charles Knowle Farm, Charles Knowle Lane, Rushton Spencer, Staffordshire, SK11 0RW

Application description Conversion of attached 2 storey and single storey outbuildings to form additional living accommodation and associated landscaping.

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 – We have amended our comments below based on updated information received. We have no objection **subject to conditions.**

Secure via condition should approval be granted:

1. As per the bat activity report by Charnia Ecology (Final Issue [1] August 2021):
 - a. A bat and bird method statement, including timing of works to be followed as per sections 61 and 72; receptor bat box to be installed prior to works commencing; a contractor induction and soft demolition supervision by a bat licensed ecologist.
 - b. As per sections 70 and 71, a lighting plan is to be submitted on updated plans and approved. In the interests of protecting bat roosts and commuting habitat.
 - c. As per sections 73, 74, 75 and 77, bird enhancements to be installed and detailed within updated plans.

Documents reviewed:

- CKF-03B Site Plan As Existing
- CKF-04B Floor Plans and Sections D and E as Proposed
- CKF-05B Sections A B and C and Elevations as Proposed

HABITATS

Biodiversity Net Gain

Providing the bat and bird enhancements are followed in full, the development of the building itself should result in a net gain.

Based on the updated information received we have no further concerns regarding landscaping/drainage, as they are to remain mostly the same. We would however encourage enhancements such as the inclusion of wildlife friendly planting in planters, climbers, using a short flowery lawn mix, and planting native hedgerows in place of fencing for any new boundaries.

SPECIES

Bats

Results- As per section 52 of the bat and bird activity report by Charnia Ecology (August 2021), a common pipistrelle bat roost (6-8 individuals) was recorded within the building proposed for development.

Impacts and Mitigation- As per sections 57, 58 and 59 of the bat report, the development will result in a high impact at the local level without adequate mitigation, compensation and enhancement. Due to this, a European Protected Species (EPS) licence from Natural England will be required. Planning permission is required prior to applying for an EPS licence.

To compensate and enhance the site for bats a number of features have been proposed. ***Updated plans have been submitted (CKF-03B, 04B, and 05B) that include the bat loft and bat access ridge tiles. We are happy that these meet the requirements at this stage.***

Details of proposed lighting must also be included alongside these to ensure no negative impacts occur. Please refer to sections 64 - 71 of the bat report. ***Updated plan CKF-03B Site Plan states that 'All artificial lighting in accordance with Bat and Conservation Trust's GN8/18 (2014)'. We are happy for a lighting plan following principles within the above guidance note (GN8/18:2014) to be secured via condition.***

In addition to the licence, a bat method statement detailing all mitigation steps will be required – including but not limited to: timing of works, receptor bat box being installed prior to commencement, contractor bat induction, supervised soft demolition by a licensed bat ecologist. Secure via condition.

The applicant should consult with their ecologist for further advice.

Birds

A number of bird enhancements are proposed within sections 73, 74, 75 and 77 of the bat and bird activity report. To ensure a biodiversity net gain, these must be followed in full and shown with updated plans. To be secured via condition.

As per section 72 of the bat and bird report, timing of works must avoid the nesting season. There is some overlap for the timing of works with bats, however they are not the same. Alternatively, a nesting bird check by an ecologist could be performed prior to works commencing. To be secured via condition.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



Planning consultations- please send to

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On Tue, 12 Oct 2021 at 15:54, Berry, Ailsa wrote:

Hi Kate,

Another one I'm afraid regarding bats.

I think you've already sent over some comments regarding this one and asked them to make some changes, hence the revised drawings attached.

Thanks

Ailsa

Ailsa Berry

Planning Officer

Development Services

Mobile:

High Peak Borough Council and Staffordshire Moorlands District Council

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

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

From:

Sent: 04 October 2021 12:17

To: Berry, Ailsa

Cc: Lisa Easterby

Subject: Re: FW: SMD/2021/0432 Charles Knowle Farm

Hi Ailsa,

Please find attached the revised drawings CKF-03B, 04B and 05B, to replace drawings CKF-03A, 04A and 5A.

The revisions include details of the Bat mitigation recommendations detailed in the Ecology report. I have also included landscaping notes to the site plan to aid the Local Authorities understanding of the minimal landscaping proposed: please see my notes (in red) the original queries for further details.

Please can you give me a call as a matter of urgency regarding the current roof condition.

Regards

Ross

Ross Ankers

Ian Ankers Architecture Ltd
Ryecroft Farm, Rushton Spencer,
Macclesfield, SK11 0RP

On 20/09/2021 13:43 Berry, Ailsa < wrote:

Hi Ross,

Please see below the comments of Staffs Wildlife Trust.

Kind regards

Ailsa Berry

Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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

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

From: Kate Dewey <

Sent: 14 September 2021 12:19

To: Berry, Ailsa <

Cc: Steve Massey ; [Alex Fitzroy <; Planning Comments \(SMDC\) <](#) **Subject:** Re: [SMD/2021/0432](#) Charles Knowle Farm

Dear Ailsa,

Ref number SMD/2021/0432

Application Location Charles Knowle Farm, Charles Knowle Lane, Rushton Spencer, Staffordshire, SK11 0RW

Application description Conversion of attached 2 storey and single storey outbuildings to form additional living accommodation and associated landscaping.

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 and amendments required.

Required prior to determination:

1. Further information on any proposals to the surrounding grounds e.g. landscaping, drainage construction.- **all a shown on site plan: no further signifiacnt changes to landscpaing are proposed**
2. As per the bat activity report by Charnia Ecology (Final Issue [1] August 2021):
 - a. Amendments to the plans to show and detail bat mitigation, compensation and enhancement features. These are to follow details within sections 64, 65, 67, 68, and 69 in full.- **includedin revised pkans**
 - b. Above plans to also include proposed lighting, implemented to avoid impacts on roosting features and commuting habitat. Please refer to sections 70 and 71.-**to date, no external lighting is proposed: can this not be csecured as a 'prior to installation' condition?**

Secure via condition should approval be granted:

3. As per the bat activity report by Charnia Ecology (Final Issue [1] August 2021): A bat method statement, including timing of works to be followed as per sections 61 and 72; receptor bat box to be installed prior to works commencing; a contractor induction and soft demolition supervision by a bat licensed ecologist.
4. As per sections 73, 74, 75 and 77, bird enhancements to be installed and detailed within updated plans.

Documents reviewed:

- Application Form
- Bat and Bird Activity Report (Charnia Ecology, Final Issue [1] August 2021)
- CKF-02A Elevations and Sections As Existing
- CKF-03A Site Plan As Existing
- CKF-04A Floor Plans and Sections D and E as Proposed
- CKF-05A Sections B and C and Elevations as Proposed

DESIGNATED WILDLIFE SITES

Due to the small scale of the works, no impacts to designated wildlife sites are anticipated.

HABITATS

Biodiversity Net Gain

Providing the bat and bird enhancements are followed in full, the development of the building itself should result in a net gain.

It is unclear however, whether works are proposed to the grounds within the application site as well as to the building itself. The development description mentions 'associated landscaping' however this is not shown on any plans. There appears to be an old orchard to the north of the buildings. Drainage infrastructure and any landscaping has the potential to impact on other habitats and species. Further information is required to outline any other proposals within the site in order to judge any additional impacts/ opportunities.

SPECIES

Bats

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To compensate and enhance the site for bats a number of features have been proposed. Updated plans are required showing all compensation and enhancement features for bats. Details of proposed lighting must also be included alongside these to ensure no negative impacts occur. Please refer to sections 64 - 71 of the bat report. Required prior to determination.

In addition to the licence, a bat method statement detailing all mitigation steps will be required – including but not limited to: timing of works, receptor bat box being installed prior to commencement, contractor bat induction, supervised soft demolition by a licensed bat ecologist, and any other mitigation steps as required by the licence. Secure via condition.

The applicant should consult with their ecologist for further advice.

Birds

A number of bird enhancements are proposed within sections 73, 74, 75 and 77 of the bat and bird activity report. To ensure a biodiversity net gain, these must be followed in full and shown with updated plans. To be secured via condition.

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Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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On Tue, 14 Sept 2021 at 12:07, Kate Dewey <> wrote:

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The applicant should consult with their ecologist for further advice.

Birds

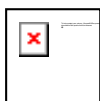
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Regards,

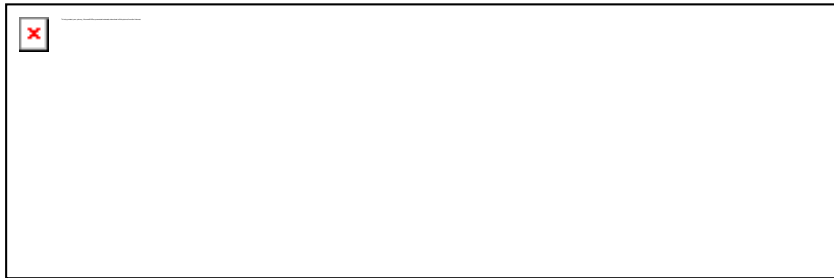
Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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