
From: Kate Dewey >
Sent: 27 October 2021 13:28
To: Berry, Ailsa; Planning Comments (SMDC)
Cc: Alex Fitzroy; Steve Massey
Subject: Ivy House Farm DOC/2021/0096 for SMD/2021/0408

Categories:

Ref number DOC/2021/0096

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

Application description Application for approval of details reserved by conditions 3, 5, 6, 7, 9, 14, 17 and 18 of SMD/2021/0408

Site size hectares 0.07

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.

Documents reviewed:

- 21-101-C7 (Proposed Landscaping Plan)
- 21-101-C17
- 21-101-C18 (Proposed Drainage Plan)
- Application Form
- C17 Lighting Scheme
- C14 CEMP
- Covering Letter
- Decision Notice (SMD/2021/0408)

We are able to comment on the following conditions that could have ecological impacts:

Condition 7 – *“Prior to the occupation of the dwellinghouse hereby approved, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority and shall include details of the plant species, sizes and numbers to be planted. Reason:- In the interests of the visual appearance of the development and the amenities of the area, and to comply with policies DC1, DC2 and NE1 of the Local Plan (2020) and the NPPF (2021).”*

A proposed landscaping plan (21-101-C7) has been submitted, including ornamental planting and new grassed areas. In order to achieve a reasonable net gain for biodiversity in line with local plan policy, we recommend that a short flowered lawn mix be used, and if possible, two small trees are added to the boundaries; fruit trees on dwarfing rootstock would be appropriate for a rural site, or smaller native species such as Rowan or Dogwood.

Condition 11 – *“The development hereby approved shall be undertaken in strict accordance with the recommendations outlined within the ‘Preliminary Bat Roost Assessment and Bird Survey’ dated 15th June 2021, unless first agreed in writing by the Local Planning Authority. Reason:- In the interests of ecology and to comply with policy NE1 of the Local Plan (2020) and the NPPF (2021).”*

Condition 11 is not part of this application but requires elements to be included prior to, and during, construction. As per pages 26-28 of the ecology report, a bat method of working is to be followed for the demolition stage of the development. This would benefit from being added or appended to the CEMP required by condition 14. Enhancements for bats and sparrows were also recommended, including one integrated brick bat box within the wall of the new dwelling. It will need to be shown on the relevant plans to ensure it is fitted during construction. Due to the design, the sparrow terrace may be added post-construction, but should also be shown on relevant plans. Failure to consider requirements at this stage may make it difficult to discharge fully at a later date.

Condition 14 - *“The development, including demolition hereby permitted shall take place until a Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include the following details:- I. A scheme to minimise dust emissions arising from demolition/construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. II. a scheme for recycling/disposal of waste resulting from the demolition/construction works; III. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint; IV. any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment; V. a scheme for recycling/disposal of waste resulting from the construction works; VI. During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary. Once approved, all relevant activities on the site shall be carried out in accordance with Construction and Environmental Method Statement throughout the course of the development. Any alteration to this Statement shall be approved in writing by the Local Planning Authority prior to any deviation from it. Reason:- To protect the amenities of the area from the impacts of construction and to comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).”*

We would like to see the bat method statement for the demolition stage added to the CEMP to ensure it is readily accessible to and followed by contractors. Pending which this condition may be discharged from an ecological perspective.

Condition 17 – *“Prior to the installation of any external lighting associated with the dwellinghouse hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained in such a form thereafter unless otherwise first agreed in writing by the Local Planning Authority. Reason: To protect the local amenities of the local residents by reason of excess of illuminance and to protect any bats utilising the area, in compliance with policy NE1 and DC1 of the Local Plan (2020) and the NPPF (2021).”*

As per ‘C17 Lighting Scheme’ and ‘21-101-C17’ plan, the proposed lighting is of a suitable design that reduces light spill, and will operate on a sensor to detect humans and cars which will reduce unnecessary lighting. In addition to this, no lighting is shown to be installed on the western gable wall where the proposed bat box is to be installed. Due to this, no adverse impacts to roosting, foraging and/or commuting bats are anticipated. Condition may be discharged from an ecological standpoint.

Condition 18 – *“Prior to the commencement of the development hereby approved (with the exception of demolition), a written scheme for the disposal of foul and surface water drainage shall be submitted and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the drainage system has been constructed in accordance with the approved scheme. The approved scheme shall be maintained for the life of the approved development. Reason: To prevent pollution of the water environment.”*

A drainage plan has been submitted (21-101-C18). The new grassed area will increase permeable areas. However, as per our previous comments we request that a water butt is added for storage and sustainable water use.

We have also received an additional application (SMD/2021/0659) which appears to consist of the same proposals. Separate comments may be made for that application.

Regards,

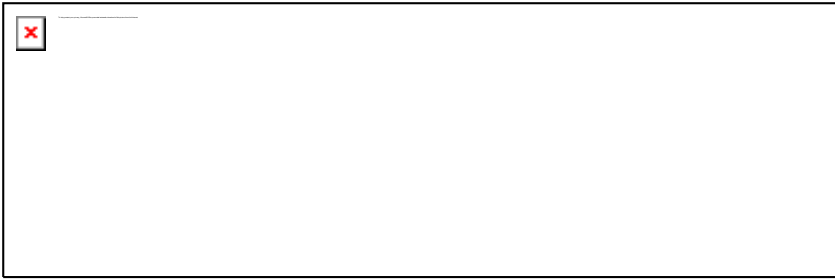
Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



Planning consultations- please send to

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