
From: Planning For Nature <planningfornature@staffs-wildlife.org.uk>
Sent: 24 August 2022 08:00
To: Lisa Jackson; Planning Comments (SMDC)
Cc:
Subject: SMD/2022/0082 Threapwood Farm

Categories:

SMD/2022/0082

Threapwood Farm, Alton Road, Threapwood, Staffordshire, ST10 4RB

Change of use of attached outbuilding to additional living accommodation with minor external alterations

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 required.

Bats

The Bat Activity Survey dated July 2022 by Elite Ecology found that the outbuilding to be converted supports a small common pipistrelle maternity roost. Mitigation and a bat licence will therefore be required. Replacement bat features need to be shown on the plans. Consideration should be given to avoiding impacts as far as possible by minimising roof alterations.

The bat survey work so far has not taken account of the previous bat survey carried out on the main house in 2019 as part of SMD/2020/0532, which found a roost in one of the house roof elevations and advised that a licence was required. This current application seeks to change the position of permitted roof lights on the house. The existing information and current proposals need to be assessed and appropriate further actions and mitigation for the bat roost in the house incorporated in any licence application and updated plans.

Birds

The outbuilding is confirmed to support nesting swallows with three nests found. Replacement nesting features will be required to be provided in the loft or elsewhere on site - details can be conditioned if confirmed to be possible on site. Further information/ confirmation required.

Landscaping

Any detailed design should show a small net gain for biodiversity through landscaping and species provisions –secure landscaping via condition.

Regards,

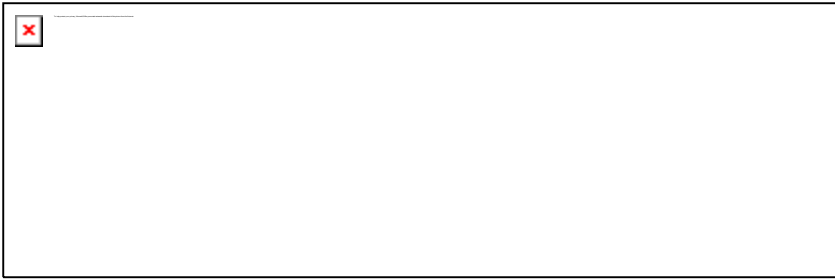
Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



Please note, ecology advice is provided to SMDC 2 days per week- working days are normally Tuesdays and Thursdays.

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



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