
From: Planning For Nature
Sent: 20 September 2022 14:16
To: Haywood, Ben; Planning Comments (SMDC)
Cc:
Subject: SMD/2021/0617 The Bungalow

Categories:

SMD/2021/0617

The Bungalow, Dairy House Lane, Dilhorne, ST10 2PW

Outline application with all matters reserved for replacement dwelling

Staffordshire Wildlife Trust provides ecology advice to Staffordshire Moorlands District Council as part of a service level agreement. We have been consulted on this application as there are ecology issues.

SUMMARY – No objection subject to conditions

Protected species

The Preliminary Bat and Bird Report dated July 2022 by Charnia Ecology found no bat roosts to be present, but makes recommendations for precautionary bat protection during demolition. Recommendations to be secured via condition.

Landscaping and Drainage

The provision of visibility splays, drainage etc. could impact on other habitats, which would need to be covered in any full application with relevant information as to the loss or impact on any existing habitats.

Biodiversity Net Gain

Policy NE1 in the Staffordshire Moorlands Local Plan Adopted September 2020, expects that 'all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative'

The proposal should show, through landscaping, that any loss of green areas will be balanced by new planting. In order to maximise wildlife value of landscaping, the following should be considered: short flowery lawn mix for amenity grassland; climbers on walls and fences; fruit trees; new native hedges on boundaries; enhancement of existing hedges with trees/ additional species; re-seeding disturbed areas with wildflower meadow mix; and creating wetland features for surface and treated water discharges.

A detailed landscaping plan should be required as a condition.

The bird and bat enhancements as laid out in the ecology report should be included in detailed plans for the site.

Regards,

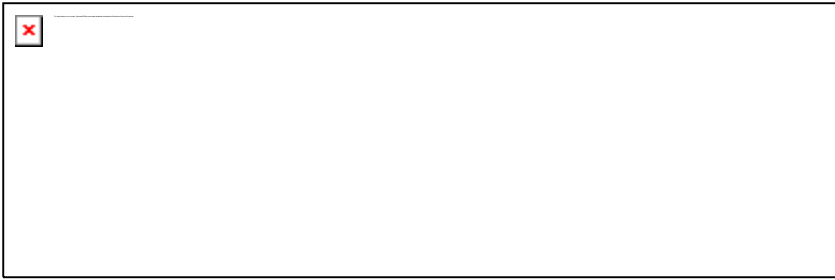
Kate Dewey BSc (Hons) MCIEEM

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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