
From: Planning For Nature
Sent: 25 October 2022 13:12
To: Lisa Jackson; Planning Comments (SMDC)
Cc:

Subject: Re: SMD/2021/0499 10, Cheadle Road, Cheddleton

Categories:

SMD/2021/0499

10, Cheadle Road, Cheddleton, Staffordshire, ST13 7HL

Rear two storey extension and other renovations including window replacements.

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.

Bats

Further to the additional information provided by Andrew Dukesell email dated 19th October 2022, I can confirm that we consider the 3 tests under the Habitat Regulations to be met.

A model condition should the application be approved:

The proposed development is to proceed in accordance with the recommendations made by section 4 of the submitted Further Survey of Building for Bats (Apex Ecology Ltd, Dated August 2022) unless varied by a European Protected Species licence subsequently issued by Natural England. Agreed features for roosting bats shall be permanently installed in accordance with the approved details.

Reason: To safeguard protected species in accordance with the NPPF

Birds

The revised Outbuilding Plans Existing & Proposed PL04B dated 19 October 2022 shows two bird boxes to be attached, but without further specification. We recommend one Vivara Pro Barcelona WoodStone Open Nest Box, and one integrated Vivara Pro WoodStone House Sparrow double chamber Nest Box are installed. Swift bricks can be built into north-west facing walls and the new extension apex would face roughly north-west; therefore this would be suitable to install at least two swift bricks. These specifications should be secured via condition.

Regards,

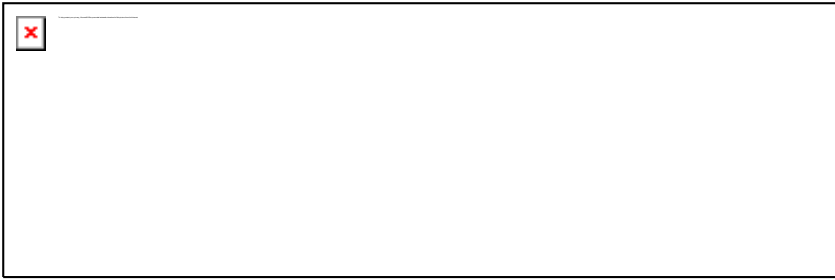
Kate Dewey BSc (Hons) MCIEEM

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



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On Tue, 11 Oct 2022 at 15:30, Planning For Nature <planningfornature@staffs-wildlife.org.uk> wrote:

SMD/2021/0499

10, Cheadle Road, Cheddleton, Staffordshire, ST13 7HL

Rear two storey extension and other renovations including window replacements.

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 test 1 of the Habitat Regulations being met, and suitable conditions for bats and birds being applied.

Bats

The Further Survey of Building for Bats dated August 2022 by Apex Ecology was conducted well, and found that Common pipistrelle bats use the building in small numbers for roosting-below roof tiles and around fascia boarding on the gable end walls. Most were roosting in the northern part of the building, whose roof will be unaffected. One bat was seen emerging from the roof near to the chimney of the southern part of the building (Void 1). This roofspace will be impacted by the extension roof being joined to the existing void, and a new rooflight being added to the front elevation.

The works will require a bat licence, either an individual licence or under the 'bat mitigation class licensing' (BMCL) scheme. Mitigation proposed includes maintaining existing bat access points, providing new roost features, and precautions to be undertaken during works.

Plans as Proposed PL03E dated 7th September 2022 show new raised ridge tiles for bats on the impacted roof and new extension roof.

The LPA must consider the 3 tests under Habitat Regulations:

- 1. the activity must be for a certain purpose - for example, for scientific research or in the case of development, 'preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment '*
- 2. there must be no satisfactory alternative that will cause less harm to the species*
- 3. the activity must not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*

I consider that test 3 will be met.

Alternatives could be to avoid joining the new roof to the existing roof, and to leave out the additional rooflight. I cannot see how the rooflight will add light to the main bedroom, unless this part of the roof is within the room, and not the loft void? However, the new extension roof would present more new opportunities for bats. In either case, none of the new features would necessarily impact on the bat access point by the chimney, so as long as this is maintained I think that minimal harm to the species would be caused.

Regarding test 1, the LPA must determine whether the proposals constitute an imperative reason of public interest, which would override the impacts to a small number of common bats.

A model condition should the application be approved:

The proposed development is to proceed in accordance with the recommendations made by section 4 of the submitted Further Survey of Building for Bats (Apex Ecology Ltd, Dated August 2022) unless varied by a European Protected Species licence subsequently issued by Natural England. Agreed features for roosting bats shall be permanently installed in accordance with the approved details.

Reason: To safeguard protected species in accordance with the NPPF.

Birds

The plans would need to compensate for the loss of bird nesting opportunities in the outbuilding (new nest features could be built in when it is re-built), and this should be secured via condition. Swift bricks built into the top of the new extension would also be positive in this location.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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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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