From: Rebecca Bowers
Sent: 14 November 2022 13:15
To: Planning (SMDC)
Subject: FW: 197, High Lane, Brown Edge smd/2022/0157

Categories:

Hi,

Please can this be uploaded as a comments from SWT.

Thanks

Rebecca

From: Kate Dewey **Sent:** 14 November 2022 13:03
To: Rebecca Bowers **Subject:** Re: 197, High Lane, Brown Edge smd/2022/0157

Dear Rebecca,

SMD/2022/0157
197, High Lane, Brown Edge, Staffordshire, ST6 8QA
Variation of conditions 11 and 12 of SMD/2019/0142

The suggested changes are:

11. The development hereby permitted shall not be brought into use until two Wienerberger Bat Boxes have been provided into the gable ends of each of the proposed dwellings.

12. The development hereby permitted shall be carried out in accordance with the submitted Amphibian Protection Method Statement prepared by Elite Ecology dated April 2021

These are suitable.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer

Planning consultations-

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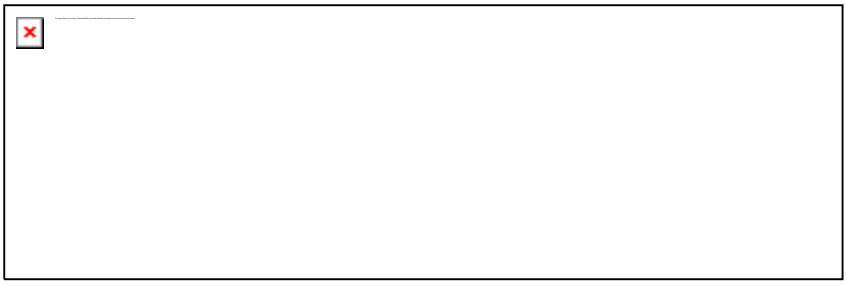

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On Mon, 14 Nov 2022 at 11:40, Rebecca Bowers wrote:

> Hi Kate,
>
> We received an application to vary conditions 11 and 12 and we have been waiting for a response from SWT.
>
> The details are within the cover letter and are identical to the info they submitted for the DOC so I'm not sure it's an approval.
>
> However I don't want to issue without your comments.
>
> Please can you have a look at the application.
>
> Thanks
>
> Rebecca
>
> ---
>
> **From:** Kate Dewey **Sent:** 11 February 2022 16:21
> **To:** Berry, Ailsa **Subject:** DOC/2021/0114 197, High Lane, Brown Edge

DOC/2021/0114

197, High Lane, Brown Edge, Staffordshire, ST6 8QA

Discharge of Conditions 5, 6, 7, 8, 9, 10, 11, 12, 14, 16 & 17 of SMD/2019/0142

0.24 hectares

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.

Condition 7 - Boundary treatments

Please could this include hedgehog access boards with holes for small mammals.

To provide a better gain for biodiversity, we would like to see more tree or hedge planting along the western boundary, where the iron railings are proposed. This would also give more privacy from the park. Also at the northern point of the site if suitable for neighbouring properties.

Condition 9 – Tree Protection Measures

These details were required 'prior to the commencement of development (including any demolition, site clearance, site stripping or site establishment)'; demolition has already occurred and some site disturbance.

The dashed line does not appear to protect RPAs of some trees adequately from excavation/ construction.

Condition 10 – External Illumination

See comments regarding bats/ trees below.

Condition 11 – Bat Protection Method Statement

The Bat Protection Method Statement is a pre-commencement requirement. The building on the site has already been demolished, prior to this condition being applied for discharge and before the Reserved Matters application was lodged. It is therefore not possible to discharge the condition to the original wording/ intention. The development having started before pre-commencement conditions have been met appears to be in breach of the outline permission.

The bat features proposed, two Wienerberger Bat Boxes are to be incorporated into the western gable ends of each of the proposed dwellings, are suitable.

Regarding the illumination plan (Drawing 44320), the most westerly lighting point should be altered to avoid any light spill onto the western tree belt- by adding a cowl or making the lighting column lower. As recommended within the Preliminary Bat Roost Assessment

and Bird Survey dated 5th August 2019 'lighting of the tree line on the bou8ndary should be avoided to ensure there is no disturbance to forage areas and commuting routes for bats. '

Condition 12 - Amphibian Protection Method Statement

Again, this condition is a pre-commencement requirement. Work on site has begun and disturbed much of the area, so it is therefore not possible to discharge the condition to the original wording/ intention.

The Amphibian Protection Method Statement by Elite Ecology is suitable and must be adhered to before and during any further works.

Any timber/ brash material generated on site should be retained to form a habitat pile in a suitable corner/ under new shrub planting.

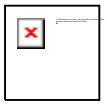
Condition 14 – Parking / Turning / Drainage / Surfacing

Could any car parking spaces or edges to these be specified as reinforced grass or gravel, to increase green areas and infiltration? The parking areas are large and not all the space will be useable for parking, therefore could be greener.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



Planning consultations-

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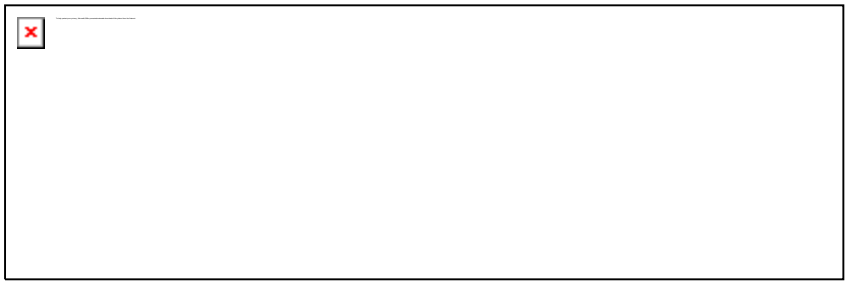

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