
From: Planning For Nature
Sent: 25 November 2022 17:12
To: Johnston, Christopher; Planning Comments (SMDC)
Cc:
Subject: SMD/2021/0796 & 0805 The Old Barn

Categories:

SMD/2021/0796 & 0805

The Old Barn, Smithy Lane, Farley, ST10 3BQ

Conservation of Listed Building and Change of Use as guest accommodation, holiday lets.

0.015 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.

SUMMARY –No objections subject to conditions

Secure via condition should approval be granted:

1. Bat precautions and mitigation as set out in the mitigation scheme
2. Nesting bird precautions to be followed, and compensatory bird nesting features for swallows and wrens shown on an updated plan.
3. Landscaping scheme

Documents reviewed:

- Preliminary Bat Roost Assessment and Bird Survey dated 14th November 2022 by S. Christopher Smith

Bats

The updated bat survey report dated 14th November 2022 now proposes a bat loft along the length of the roof, and we consider that this is maintaining the same or better quality roosting features, and along with the need for the building to be re-used and maintained, with no satisfactory alternatives, we consider the 3 tests under Habitat Regulations to be met.

Suggested condition:

The proposed development is to proceed in accordance with the recommendations in Preliminary Bat Roost Assessment and Bird Survey dated 14th November 2022 by S. Christopher Smith, 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

Recommendations are made with regards to protection of nesting birds.

The swallow nest box recommended is quite large – fine from an ecology point of view but if an issue regarding building conservation, one end of the bat loft could be boxed off with ledges for swallows to use if an integrated feature is desired. Final details can be secured via condition.

Regards,

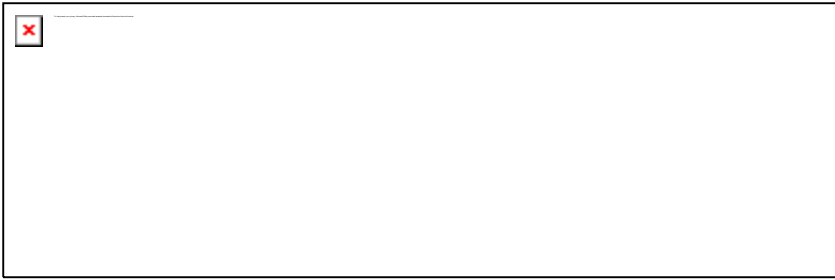
Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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

Planning consultations



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