
From: Haywood, Ben
Sent: 30 November 2022 14:33
To: Planning Comments (SMDC)
Cc:
Subject: FW: SMD/2022/0183 I8 Riverside, Churnet View Road

Categories:

From: Planning For Nature
Sent: 02 November 2022 13:32
To: Haywood, Ben; [Planning Comments \(SMDC\)](#)

Subject: SMD/2022/0183 I8 Riverside, Churnet View Road

SMD/2022/0183

I8 Riverside, Churnet View Road, Oakamoor, Staffordshire ST10 3AE

Proposed single storey rear and side extension, dormer loft conversion and replacement garden room.

Staffordshire Wildlife Trust provides ecology advice to Staffordshire Moorlands District Council as part of a service level agreement.

Documents Reviewed:

- Emergence Survey Report-Bats September 2022 by Chase Ecology
- Preliminary bat roost assessment 15 July 2022 by Chase Ecology

SUMMARY – NO OBJECTION – subject to condition

Secured by condition:

- Amended bat roost mitigation plan.

Preliminary Roost Assessment and Emergence Survey Report

We consider that the surveys were carried out correctly and in accordance with good practice.

The activity report confirms the presence of three separate bat roosts within the building all of which are utilised by common pipistrelle bats.

Mitigation

We note that the bat activity report states that the development proposals will result in the total loss of all three confirmed bat roosts. However, we see no immediate reason for the loss of the roost site on the front elevation. Alterations to this elevation appear limited in nature and retention of the roost in situ would appear to be entirely feasible. In accordance with the standard mitigation hierarchy this roost should be avoided and remain undisturbed.

If for any unforeseen reason it should prove unfeasible to retain this roost site undisturbed, a suitable replacement will need to be provided in this same location.

Having carefully considered the other compensation proposals we feel that these are generally acceptable. However, the way that they are presented is a little unusual, in terms of short and long-term provision. The proposed long-term compensation for the loss of roost sites appears to consist of three tree mounted bat boxes. We would not generally consider this acceptable long-term compensation for the loss of building roosts due to potential issues with longevity.

However, we are of the opinion that other features that are currently presented as enhancements have potential to satisfy the long-term compensation requirement. We suggest therefore that the tree mounted boxes could more appropriately be provided as enhancement or shorter-term compensation for loss of roost sites during the construction period and that inbuilt features within the building itself are presented as the long-term compensation proposal.

We welcome the proposed bat roost features that are to be incorporated into the hanging tiles, However, it is important that these are seen to be permanent features that will need to be maintained for the life of the development rather than ten years as suggested.

In addition, we would like to see two bat roof tiles incorporated into the roof of the proposed kitchen extension, sited as close as possible to the location of the existing roost entrances. These locations are already known to bats and it would be desirable to retain roost features in those positions if possible.

We are of the opinion that amended mitigation proposals are required addressing the above points. This could be secured by way of a suitably worded condition.

Habitats and Species Regulations 2017 (as amended).

Should the proposals be implemented they will impact upon places of shelter and protection used by a European protected species and may only lawfully proceed under an EPS licence.

The LPA needs to consider the three tests under the Habitat Regulations, regarding whether the disturbance to bat roosts is acceptable and could be licenced. While Natural England the licencing body will make the final decision on whether to grant a licence, the LPA must try to avoid permitting development that then cannot be licenced.

The tests are:

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.

Adequate mitigation would maintain the population and so satisfy test three, and suitable avoidance of impacts where possible would satisfy test 2. However, it is for the LPA to decide whether there are imperative reasons of overriding public interest, including those of a social or economic nature that would override the value of the roosts and populations involved.

The evidence for this and process of considering these tests needs to be recorded as part of the decision-making process.

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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