
From: Planning For Nature
Sent: 02 December 2022 16:47
To: Johnston, Christopher; Planning Comments (SMDC)
Subject: SMD/2022/0559 Biddulph Park Methodist Church

Categories:

SMD/2022/0559

Biddulph Park Methodist Church, Biddulph Park Road, Biddulph, Staffordshire, ST2 9DS.

Change of use from F1 (Church) to C3 (Dwelling) for personal occupation with proposed internal alterations.

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

SUMMARY – HOLDING OBJECTION - There is currently insufficient information to determine the full ecological impact of the application and to demonstrate there will be a biodiversity net gain, where possible.

Documents Reviewed:

- Existing Site Plan
- Existing Location and Block Plan
- Existing Roof Plan
- Existing Elevation Sheet 1
- Existing Elevation Sheet 2
- Proposed Site Location and Block Plan
- Proposed Site Plan
- Proposed Elevations Sheet 1
- Proposed Elevations Sheet 2
- Application Form

Required prior to determination

- Preliminary Roost Assessment and possible follow up bat activity surveys.

Secured by condition

- Landscaping scheme

Preliminary Bat Roost Assessment (PRA)

Due to the building age, type and location, the site is considered to have bat roost potential, in line with guidance in the Planning Application Validation: Staffordshire Requirements for Biodiversity and Geological Conservation 2011 which can be found here: <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/biodiversity/Documents/0030703233Planningapplicationvalidationbiodiversit.pdf>

The application triggers a requirement for a PRA due to the property being a pre-1914 building situated near to woodland. Works to remove structures, and to internal spaces, could impact bats if they are using external cavities or have access to internal areas within the building. A PRA can be carried out at any time of year and would assess the suitability of the building for bats, any bat evidence and whether further surveys may be needed. Nesting birds also need to be considered.

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.

It is noted that there is limited room for soft landscaping at the site, although there are small hardstanding areas to the front and rear. Where possible planting e.g. hedges, climbers should be added to provide some habitat enhancement and green the built areas. Bird boxes could also be added. A landscaping scheme can be secured via condition.

Regards,

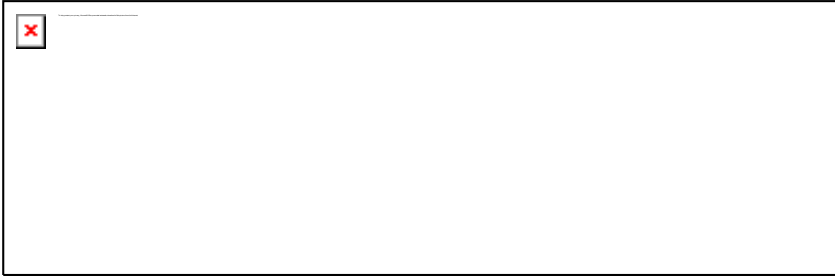
Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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

Planning consultations- please send to



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