

From: [Planning For Nature](#)
To: [Swithenbank, Arne](#); [Planning Comments \(SMDC\)](#)
Subject: SMD/2022/0565 Dairy Cottage, 34 High Street
Date: 02 February 2023 08:01:56

SMD/2022/0565

34 Dairy Cottage, High Street, Ipstones, Staffordshire, ST10 2LU

Demolition of existing rear single storey lean to and construction of two storey rear extension. Formation of new first floor window opening in existing gable, reinstatement of existing window opening in existing gable and proposed new windows throughout.

Staffordshire Wildlife Trust provides ecology advice to Staffordshire Moorlands District Council as part of a service level agreement. We have identified this application from the weekly applications list as having potential ecology issues.

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:

- Application Form
- Avalon Heritage Statement
- Supporting Design and Access Statement
- Existing Elevations
- Proposed Elevations

Required prior to determination.

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

- Biodiversity Net Gain bird/ bat features and planting.

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 with gables exhibiting potential roost features. Photographs contained within the submitted Design and Access Statement show gaps within the stonework and numerous raised and damaged tiles that are considered to have potential to support roosting bats.

Proposed works to roof spaces, wall and windows would impact bat roosts if present, and therefore a PRA (and possibly further bat survey) is required to inform the application before determination.

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.

A small net gain could be provided via bird boxes or bat boxes built into the new extension, and wildlife friendly landscaping such as climbing plants, 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 planning@staffs-wildlife.org.uk



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