
From: Planning For Nature <planningfornature@staffs-wildlife.org.uk>
Sent: 15 May 2023 08:00
To: Lisa Jackson; Planning Comments (SMDC)
Cc: Steve Massey;
Subject: SMD/2023/0075 The Bungalow, Dairy House Lane

Categories:

SMD/2023/0075

The Bungalow, Dairy House Lane, Dilhorne, ST10 2PW

Proposed new replacement dwelling

0.047 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 –Holding objection -further information/ amendments required

Required prior to determination:

1. Landscaping and bird/bat feature details

Secure via condition should approval be granted:

2. Details of sustainable surface water drainage options and

Biodiversity Net Gain

Policy NE1 paragraph 5 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'

Conditions 4 and 5 of the outline permission relate to landscaping and biodiversity details:

3. Details of the appearance, landscaping, layout, access and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced and thereafter the development shall only be carried out in accordance with the details as approved

4. The application for reserved matters shall include the following details:

- A scheme detailing bird and bat enhancements as laid out in the ecology report.
- The landscaping scheme should include biodiversity net gain enhancements.

The proposed site plans do not include a planting plan. New fences are proposed which could be enhanced with native hedgerows. Fruit trees could be included and short flowery lawn mix could be used for lawn areas.

No bird and bat feature details have been provided.

Further information required.

Drainage

Drainage would appear to be unchanged, with foul disposed of via septic tank and surface water to mains sewer. It is desirable to avoid adding rainwater to mains sewers and so permeable surfaces,

soakaways or rain gardens, and rainwater storage butts would be preferable. Further details of materials and drainage features could be secured via condition.

Bats

The Bird and Bat Activity Survey dated July 2022 by Charnia Ecology found no bat roosts to be present, but makes recommendations for precautionary bat protection during demolition. This is secured through condition 6 of the outline permission.

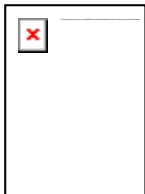
Sustainable Design

Solar panels are welcomed.

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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