
From: Planning For Nature
Sent: 14 June 2023 18:26
To: Planning Comments (SMDC);
Cc:
Subject: Re: SMD/2022/0332 Rosebank

Categories:

SMD/2022/0332

Rosebank, Hay Lane, Farley, ST10 3BQ

Two storey side and rear extension in order to accommodate master bedroom and open plan kitchen dining.

SUMMARY –No objection subject to conditions.

Secure via condition should approval be granted:

1. Development to be carried out in accordance with the Preliminary Bat Roost Assessment and Bird Survey Version 1.1 dated 16th May 2023 by Chris Smith
2. Details of new bat and bird features
3. Lighting scheme if required.

Revised Preliminary Bat Roost Assessment and Bird Survey Version 1.1 dated 16th May 2023 by Chris Smith

The report now clarifies that the main roof of the house where there is a bat roost, and access points, will not be affected as long as access points are retained and precautionary methods are used for the construction to avoid impacts to bats.

The Agent has confirmed via email (16 May 2023) that the wooden shutters are imitation shutters that are screwed to the brickwork. The shutters are all flush with the walls and provide no places of shelter for bats. No further action required; all works to the building would be subject to submitted bat precautions. Ideally additional lighting will not be installed, but if required, a bat sensitive lighting plan will be required, in line with current best practice to specify low lumen/ high warmth lights and avoid light spill.

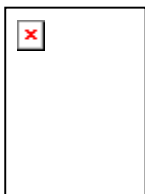
In order to provide a small biodiversity net gain for bats and birds, two roof bat access tiles access point should be built into the new extension, along with a house sparrow terrace box and swift bricks at an appropriate position. Details may be secured via condition.

If possible landscaping should include climbing plants such as honeysuckle which attract night flying insects for bats.

Regards,

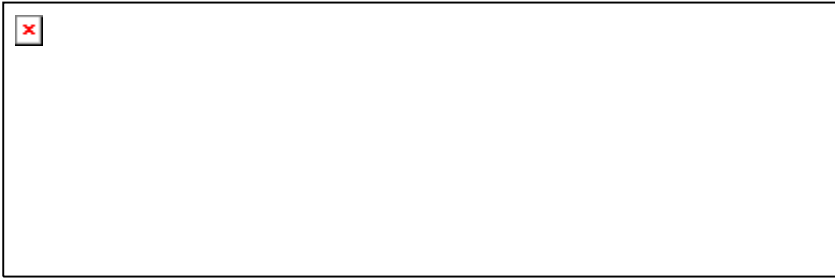
Kate Dewey BSc (Hons) MCIEEM

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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On Thu, 9 Mar 2023 at 14:13, Planning For Nature wrote:

SMD/2022/0332

Rosebank, Hay Lane, Farley, ST10 3BQ

Two storey side and rear extension in order to accommodate master bedroom and open plan kitchen dining.

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

SUMMARY – More information required

Preliminary Bat Roost Assessment and Bird Survey dated 15th February 2023 by Chris Smith

The submitted report states that:

'There was bat dropping evidence of bats using the roof space of the dwelling as a place of shelter. There is a roosting opportunity in the building at the soffits where there is access at the eastern elevation.'

'The extension of the dwelling will affect a place of shelter for bats if the roof space is disturbed or affected by the proposed extension. The current proposal will affect the roof on the northern elevation. Emergence surveys are required to determine how many bats are using the building and how often. A license from Natural England will be required to undertake the extension.'

It is not clear that the proposals will impact the roof, although repairs may affect soffit access. Clarification is required. If impacts to the roof roost can be avoided, a further survey may not be necessary.

The report does not show that the window shutters were examined for bat roosting evidence- these are to be removed and bats can use these wooden structures as they provide a good shelter feature. The shutters need to be checked for bats or retained in situ.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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