
From:
Sent: 07 September 2023 13:48
To: Johnston, Christopher; Planning Comments (SMDC)
Cc: Carl Croft; Salisu Abubakar; Richard Millington
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 – No objection subject to conditions

Secure by condition:

1. Landscaping scheme, surfacing materials where necessary.
2. Bat mitigation

Biodiversity Net Gain

In order to achieve a small net gain for habitats, it would be desirable to secure a simple landscaping scheme. A small hedge or trellis with climbing plants may be appropriate, climbers on an external wall, or drought tolerant planting such as herbs. This could also assist with visual amenity/ screening.

Drainage

Proposed parking spaces at the front of the property could potentially incorporate some porous materials such as pavers to reduce surface water run-off. A rainwater butt should also be installed.

Species

The Bat Activity Survey dated July 2023 by Elite Ecology found that the building supports day roosts of common pipistrelle and soprano pipistrelle bats. Bats emerged from lifted tiles- a ridge tile of the western cross gable section, and on the eastern hip of the southern elevation of the main building. Any work that impacts roosts or access points will require a Natural England licence. This can be avoided by retaining these features and avoiding any disturbance.

Suggested condition:

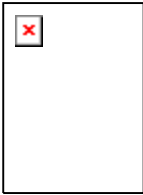
The proposed development is to proceed in accordance with the recommendations made by section 5 of the submitted Bat Activity Survey dated July 2023 by Elite Ecology, unless varied by a European Protected Species licence subsequently issued by Natural England. Agreed features for roosting bats shall be permanently installed in accordance with the approved details.

Reason: To safeguard protected species in accordance with the NPPF.

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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