

p.d.palmer t/a
BDS SURVEYORS
planning + architecture + surveying

[REDACTED]

Planning Department.
Civic Offices.
Leek.
Staffs.

[REDACTED]

Our Ref: 24.25-04 Your Ref: Planning Support SMD/2024/0570 Date: 02/06/25

Dear *Sir*,

Re: Extensions at Willow Tree Day Nursery, Craigside, Biddulph, ST6 8BN

I refer to the above, the documents submitted and your letter request in connection with Bio Diversity Nett Gain. The following observations we trust will satisfy your requirements. A plan is attached in support of the following comments.

1. Proposed Classroom Extension.

The whole sits on a Tar-paved area and as such neither contributes to or reduces an area of Bio Diversity. We consider this as neither contributing or reducing the 10% aim in bio-diversity.

However, the narrow margin between the proposed Classroom and the western boundary can be given over to permanent shrub planting thereby contributing to a bio-diversity net gain. This area would total some 7.0m.sq.

2. Kitchen/Staffroom Extension.

The proposal totals 21.97m.sq in area. It sits on and takes up an area of existing tar-paved pathway calculated as nominally 1.0m.wide x 8.45m. Our Site Plan, which is already in your possession, indicates a total intrusion into the existing bankside as 11.0m x 2.20m totalling 24.20m.sq. An existing timber shed overlapping the proposals is to be taken down and the area given back to the environment totalling some 3.60m.sq. Therefore 24.20 less 3.60, together with the 7.0m described above, dictates the need to find 17.60m.sq. of additional "bio diversity" to balance the books !!!.

In order to address this Intrusion, we propose an additional area of Planting to the Eastern boundary adjacent the Staff Side Entrance as indicated, totaling some

Continued

page 1

Continued from page 1

15 m.sq. Additionally, if we introduce a narrow margin of planting on the western boundary at the front, as indicated, giving a further 6.0msq. we should have in total an area exceeding a 17.60sq.m basic requirement.

Trust you find the calculations acceptable, enabling us to move on with the application.

Best Regards

[REDACTED]

.....

building control surveyor

1 x Plan No. 24.25-04-06A – (Bio Diversity Nett Gain.)

[REDACTED]