

Consultee Comments for Planning Application 21/01993/FUL

Application Summary

Application Number: 21/01993/FUL

Address: Oak Farm Drayton Lane Drayton Bassett Tamworth Staffordshire B78 3EF

Proposal: Change of use and extension of redundant agricultural building to form 2no dwellings, demolition of polytunnel and erection of detached garage, access and associated works

Case Officer: Sarah Atherton

Consultee Details

Name: _ Ecology Manager - LDC

Address: Lichfield District Council, Development Services, Frog Lane Lichfield, Staffordshire WS13 6YZ

Email: Not Available

On Behalf Of: Ecology Team - LDC

Comments

Application No: 21/01993/FUL

Ecology Team Comments

Date: 09/12/2021

Justine Lloyd, Ecology Manager

Thank you for consulting the Ecology Team on the above application for which we have the following comments:

The Ecology Team is satisfied with the methodology and the information provided within the submitted Bat and Bird Survey. The Ecology Team concurs with the conclusions of the survey in that (given the data provided) it can now be considered unlikely that the proposed works would negatively impact upon a European Protected Species (EPS) in a manner as defined as an offence under the Conservation of Natural Habitats Regulations (Habitat Regs.) 1994 (as amended 2017); or upon a protected or priority species or habitat, as defined by the Wildlife and Countryside Act 1981 (as amended 2016); The Protection of Badgers Act 1992 or listed under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006).

The LPA is therefore in a position to demonstrate compliance with regulation 9(3) of the Habitat Regs. 1994 (as amended 2017), which places a duty on the planning authority when considering an application for planning permission, to have regard to its effects on European protected species. It is also deemed that the LPA has sufficient understanding to discharge its Biodiversity Duty (as defined under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006).

However, all recommendations and methods of working detailed the Bat and Bird Survey must be made a condition of any future planning approval (i.e. strict adherence to method of working, installation of bat box on one of the trees to the South, bat sensitive lighting scheme, erection of two bird boxes).

In addition to the Ecology Teams comments detailed above the applicant is advised to consult the Biodiversity and Development Supplementary Planning Document (SPD) and take account of all advice detailed within where it may relate to their application.