

APPLICATION NO: 24/2164C

LOCATION: BROOKSIDE HALL CONGLETON ROAD, ARCLID

PROPOSAL: Change of use of site and buildings from existing offices to Special Education Needs School

Corrections

Page 149 – reference to Wbb Minerals Ltd should be removed as they are an old company operating from the building many years ago.

Page 149, 166 – in the summary/conclusion, the proposal is referred to as a primary school however it will cater for both primary and secondary school provision across the building.

RELEVANT HISTORY

The site was formerly a school prior to the current offices. Conversion was permitted under ref. 4826/3 for the 'Conversion of hall into prestige offices' on 17-Feb-1977

CONSULTATION

Ecology

Following receipt of further information, the Council Ecologist comments as below:

Bats

Evidence of a significant bat roosts was recorded within the Hall (B1 in the submitted ecology Report). No works are however proposed that would be likely to result in the disturbance of the identified roosts. The Councils Ecologist therefore advise that the proposed development is not reasonable likely to affect roosting bats.

Badgers

The Councils Ecologist recommends that badger gates be incorporated into the proposed security fencing to ensure free movement of the species which could be secured by condition.

The applicant has advised that this is not possible due to safeguarding issues for users of the site and the need to secure the inside of the site for the safety of the end user.

In response the Councils Ecologist advises that whilst badgers could occur on site due to the woodland he also notes that the submitted ecological report did not record any evidence of badgers on the site.

Mandatory Biodiversity Net Gain

This application is subject to Mandatory Biodiversity Net Gain (BNG) and so the BNG condition would apply to this application. The application is supported by a Biodiversity Net Gain report and BNG metric.

The biodiversity metric as submitted shows that the proposed development delivers a net gain for area-based habitats of 11.34% and 18.98% in respect of hedgerows. This net gain results from the planting of 75 trees on site and the enhancement of an area of grassland habitat.

Delivery of BNG can be proportionately secured through the imposition of conditions to secure that the submitted landscape plan is implemented and managed in accordance with the submitted Landscape and Habitat Management Plan for a period of 30 years following the completion of the development

The Council's Ecologist also requests that an informative be added to any decision notice to remind the applicant of their obligation to deliver BNG.

OFFICER COMMENT

No further works for bats is required and the suggested condition requiring compliance with the submitted Landscape and Habitat Management Plan has already been included in the main officer report.

It is clearly good practice to make the site accessible for future badger use, however as has been stated the use of the site does not allow for the required badger fencing. Therefore, this matter must simply be weighed in the overall balance against the benefits of the scheme.

RECOMMENDATION

No change to initial recommendation as set out in the main report but with the addition of the below informative:

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

