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**From:** Kate Dewey  
**Sent:** 31 August 2021 13:58  
**To:** Johnston, Christopher; Planning (SMDC)  
**Cc:** Alex Fitzroy; Mark Weston; Ken Wainman  
**Subject:** SMD/2021/0357 Moorside Farm

**Categories:**

**Ref number** SMD/2021/0357

**Application Location** Moorside Farm, Cauldon Lowe, Staffordshire, ST10 3ET

**Application description** The proposed change of use of an existing cow byre into a small business unit including a new toilet, office, workshop and stock storage room

**Site size** 51 square meters

Staffordshire Wildlife Trust has been asked to review the above application as part of a service level agreement with Staffordshire Moorlands District Council to provide ecology advice regarding planning and development management functions.

**SUMMARY** – No objection - subject to conditions.

Secure via condition should approval be granted:

1. Bat enhancement: updated plans showing one bat box to be installed in a suitable location post-development.
2. Bird enhancement: updated plans showing one bird box to be installed in a suitable location post-development.
3. No lighting is to be installed that illuminates the existing bat roost entrance on the farm house and proposed bat box or a sensitive lighting scheme that mitigates for negative impacts.

**Documents reviewed:**

- 3617-01A – Site Plan
- 3617-02A – Existing Building Layout
- 3617-03A – Proposed Layout
- Application Form
- Disused Cow Byre Photos 1 – 4
- Bat Survey Report 23 June 2021 by Ken Wainman
- Dusk Bat Survey Mark Weston/ Ian Myatt

**DESIGNATED WILDLIFE SITES**

**SACs/SSSIs/Local Wildlife Sites/ potential LWS**

The development does not appear to impact on any designated wildlife sites.

**HABITATS**

**Biodiversity Net Gain**

A biodiversity net gain could be achieved by including the bat and bird enhancements suggested below.

**Surface and waste drainage**

As the proposals will connect to existing drainage on site we have no concerns regarding drainage.

**SPECIES**

**Bats**

The PRA survey dated 23<sup>rd</sup> June 2021 found the building to be of low bat roosting potential. A follow up dusk survey found no bats to be roosting in the structure. If any bats are found during construction, work must cease and an ecologist must be contacted.

However, one bat was recorded roosting in the adjacent farmhouse. Due to this, it is important that no additional lighting is installed that illuminates the existing roost entrance. Alternatively, if any lighting has to be installed on this side of the building it should be installed lower than the height of the roost entrance, be hooded, pointed downwards, and ideally be on a short timer and if on a sensor, only be triggered by large bodies. This is to avoid light spill onto the roost entrance. To be secured via condition.

To provide additional roosting habitat and a biodiversity net gain, a minimum of one bat box (suitable for crevice dwelling species) is to be installed post-development. Consult ecologist or refer to the Bat Conservation Trust website for suitable location. To be shown and detailed on updated plans. Secure via condition.

### **Great Crested Newts, Amphibians**

No impacts are anticipated.

### **Birds**

No impacts are anticipated.

To provide additional nesting habitat and a biodiversity net gain, a minimum of one bird box should be installed post-development within a suitable location on site. To be shown and detailed on updated plans. Secure via condition.

Regards,

**Kate Dewey BSc (Hons) MCIEEM**

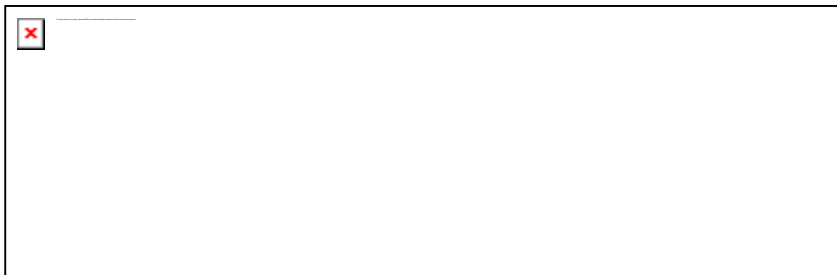
**Senior Planning Officer**



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