
From:
Sent: 16 November 2021 08:00
To: C)
Cc: y
Subject: DET/2021/0033 Greenway Hall

Ref number DET/2021/0033

Application Location Greenway Hall, Greenway Hall Road, Milton, Staffordshire, ST2 7NA

Application description An application to determine if prior approval is required for a proposed Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

Staffordshire Wildlife Trust provides ecology advice to Staffordshire Moorlands District Council as part of a service level agreement. We have identified this application from the weekly applications list as having potential ecology issues.

SUMMARY – HOLDING OBJECTION - There is currently insufficient information to determine the full ecological impact of the application and to demonstrate there will be a biodiversity net gain, where possible.

Preliminary Bat Roost Assessment (PRA)

Due to the age, type and location of the buildings, and a bat record within the site, they are considered to have bat roost potential. Proposed works to roof spaces/ walls would impact bat roosts if present, and therefore a PRA (and possibly further bat survey) is required to inform the application, before determination.

Nesting birds also need to be considered, as well as potential precautions for other protected species if likely to be present in the area.

Outline Drainage Scheme

No plans for surface or foul water systems have been provided. This infrastructure could impact on other habitats, including potentially outside of the development boundary. It may also affect watercourses if there are any nearby. Drainage systems are also an opportunity for sustainable solutions and habitat gains, if integrated early in the site design. Therefore, an outline of the type and location of drainage features is required before determination, to be able to judge ecology impacts.

Biodiversity Net Gain

A small net gain should be secured via a suitable landscaping scheme which enhances habitats, e.g. planting new hedges, trees and including new bird and bat features within the design.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



Planning consultations- please send to

P.S. Our planning work is funded mostly by our members - If you'd like to keep me doing what I do, and help us do more, [Please join today](#) or make a donation at <http://www.staffs-wildlife.org.uk/donate>



Are you a member of the Wildlife Trust? Less than 10p per day will help us protect and enhance the wildlife and wild places of Staffordshire. [Please join today!](#)

Staffordshire Wildlife Trust Registered Office: The Wolseley Centre, Wolseley Bridge, Stafford, ST17 0WT. Registered as a company in England & Wales number 959609. This email and any attachments are confidential, copyright Staffordshire Wildlife Trust (SWT), and intended for the recipient only. SWT accepts no responsibility for information unrelated to its business. **Think before you print! Do you really need a paper copy of this email?**

\$
6\$exglq irxw\$
\$