
From:
Sent: 10 January 2022 13:55
To:
Subject: SMD/2021/0607 & 0608 Parkfields Farm

Ref number SMD/2021/0607 & 0608

Application Location Parkfields Farm, Cherry Lane, Cheadle, Staffordshire, ST10 4QS

Application description Conversion and alteration of former agricultural buildings to form 5 no. dwellinghouses and associated works

Site size hectares 0.4924

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 –Holding objection - further information on drainage required. Conditions required.

Required prior to determination:

1. Surface and foul drainage plan, incorporating SuDS where feasible and wildlife friendly features.

Secure via condition if permission granted in future:

1. Landscaping plan detailing habitat creation, enhancements, and planting lists – to secure a net gain.
2. Ecological Construction Management Plan (ECMP) – to include precautions for amphibians, birds, and mammals.

Documents reviewed:

- GCN HSI Survey Report November 2021 by Elite Ecology
- Revised Bat and Bird Survey November 2021 by Chris Smith

Thank you for the additional information.

SPECIES

The amended bat report has now been reviewed. We are happy that impacts have been assessed and suitable mitigation will be in place.

GCN HSI assessment has now been reviewed. No further survey effort is required due to the findings. However, due to the nearest pond being of good habitat suitability, we recommend that Reasonable Avoidance Measures (RAMs) are still put in place as part of the Ecological Construction Management Plan (ECMP) as a precaution.

As per our previous comments, conditions should be included for an Ecological Construction Management Plan (ECMP) to include precautions for amphibians, birds, and mammals (including badgers); and a landscaping plan to secure a net gain via enhancements.

Please note a licence from Natural England will be required to legally undertake works to any buildings with bat roosts. This can be applied for once full planning permission is granted.

HABITATS

A drainage plan has not yet been submitted, so we cannot comment on this at present. As previously stated an outline plan is required prior to determination. We understand this is being actioned.

Regards,

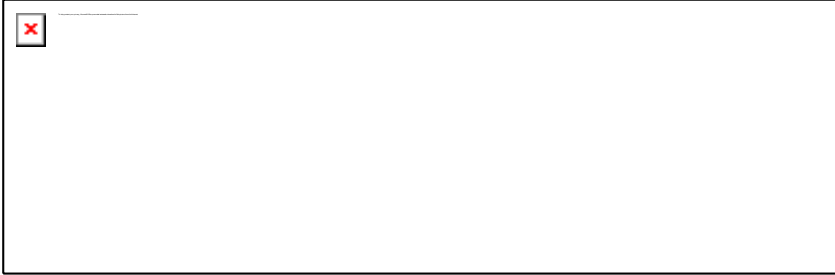
Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



Planning consultations- please send to planning@staffs-wildlife.org.uk

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>



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