

From: [Kate Dewey](#)
To: [Johnston, Christopher](#); [Planning Comments \(SMDC\)](#)
Cc: [Steve Massey](#)
Subject: SMD/2022/0135 54 Meadow View
Date: 23 March 2022 12:11:11

SMD/2022/0135

54 Meadow View, Froghall Road, Ipstones, Staffordshire, ST10 2NA Proposed 2 storey side, single storey rear with detached garage

Staffordshire Wildlife Trust has a service level agreement with Staffordshire Moorlands District Council to provide ecology advice regarding planning and development management functions. We have identified this application as having potential ecological impacts.

SUMMARY – Holding objection -further information/ amendments required

Required prior to determination:

1. Preliminary Ecological Appraisal including bat survey of buildings

Secure via condition should approval be granted:

3. Landscaping scheme to include biodiversity enhancements.

The proposals would impact on a roofspace, and appear to involve the loss of vegetation which has grown up on the site. The building has potential for bats due to it's location and condition.

Policy NE1 in the Staffordshire Moorlands Local Plan Adopted September 2020, expects that 'all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative'

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer

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

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2 Attachments