
From: Planning For Nature
Sent: 16 September 2022 16:16
To: Johnston, Christopher; Planning Comments (SMDC)
Subject: DET/2022/0033 Cloud Park Farm

Categories:

DET/2022/0033

Cloud Park Farm, Dial Lane, Congleton, Staffordshire, CW12 3QJ

Change of Use of Agricultural Building to one Dwellinghouses (Use 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 were consulted on this application on 16/08/2022.

SUMMARY – Holding objection – further information required.

Bats

The Preliminary Ecological Appraisal dated July 2022 by Elite Ecology found the building to have some potential for bats, and therefore advises that a minimum of one further emergence survey, with two surveyors, is required during the optimal bat survey season of mid- May to August. Feeding roosts as identified in the building are capable of being considered places of shelter and protection and it is likely that a Natural England EPS licence will be required to enable this development.

Drainage

A watercourse is present to the south of the proposal site.

The planning statement indicates that foul drainage will be discharged to a new water treatment system located to the north-west of the site. This would likely involve excavations for the plant and soakaway field. This area was not included in the PEA survey and is not shown on the Phase 1 Habitat map (Appendix D page 29). We suggest that when bat surveys are completed this area is surveyed and the habitat plan updated.

Biodiversity Net Gain

Recommendations for species protection, mitigation and enhancement within the PEA report should be secured via condition.

A landscaping scheme which provides semi-natural and wildlife-friendly habitats and planting within any areas affected by the development should be secured if permission is given. This could include planting of fruit trees, new boundary hedgerows, diverse flowering lawn or meadow areas, and new wetland features for surface water and/or treated effluent generated by the site.

Regards,

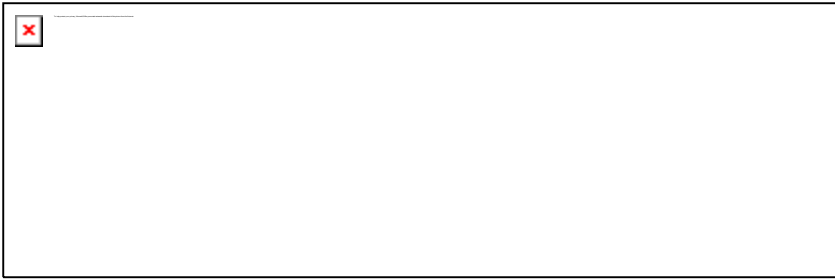
Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



Please note, ecology advice is provided to SMDC 2 days per week- working days are normally Tuesdays and Thursdays.

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



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.