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**From:** Planning For Nature  
**Sent:** 12 October 2022 16:04  
**To:** Lisa Jackson; Planning Comments (SMDC)  
**Cc:**  
**Subject:** Re: SMD/2022/0082 Threapwood Farm

**Categories:**

**SMD/2022/0082**

**Threapwood Farm, Alton Road, Threapwood, Staffordshire, ST10 4RB**

**Change of use of attached outbuilding to additional living accommodation with minor external alterations**

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 required.

**Bats**

The revised plans 'Elevations and plans as proposed' 2422- 006F dated 31 August 022 show new bat and bird features to be incorporated into the barn proposed for conversion. These look adequate; it is not clear however whether part of the roof void above the new rooflights will be boarded off for birds/ bats to access through the missing bricks?

There is no additional information or mitigation for the bat roost in the main house identified through the previous bat survey in 2019 as part of SMD/2020/0532. This roost could be impacted by the proposed rooflights, which have been approved previously but are now to be moved. Bat roost impacts were not dealt with as part of the previous application. This needs to be considered, added to the report or supplied as additional information and suitable mitigation added to the plans.

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 consultation



**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!](#)**

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On Wed, 24 Aug 2022 at 08:00, Planning For Nature wrote:

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**SUMMARY- holding objection**, further information required.

**Bats**

The Bat Activity Survey dated July 2022 by Elite Ecology found that the outbuilding to be converted supports a small common pipistrelle maternity roost. Mitigation and a bat licence will therefore be required. Replacement bat features need to be shown on the plans. Consideration should be given to avoiding impacts as far as possible by minimising roof alterations.

The bat survey work so far has not taken account of the previous bat survey carried out on the main house in 2019 as part of SMD/2020/0532, which found a roost in one of the house roof elevations and advised that a licence was required. This current application seeks to change the position of permitted roof lights on the house. The existing information and current proposals need to be assessed and appropriate further actions and mitigation for the bat roost in the house incorporated in any licence application and updated plans.

**Birds**

The outbuilding is confirmed to support nesting swallows with three nests found. Replacement nesting features will be required to be provided in the loft or elsewhere on site - details can be conditioned if confirmed to be possible on site. Further information/ confirmation required.

**Landscaping**

Any detailed design should show a small net gain for biodiversity through landscaping and species provisions –secure landscaping via condition.

Regards,

**Kate Dewey BSc (Hons) MCIEEM**

**Senior Planning Officer**



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