
From: Planning For Nature
Sent: 19 December 2023 19:20
To: Lisa Jackson; Planning Comments (SMDC)
Subject: DET/2023/0040, Rakeway Farm, Rakeway Road, Cheadle, Staffordshire, ST10 1RA, Prior approval for conversion and alteration of former agricultural building to form 1no. dwelling

Categories:

Dear Lisa,

Staffordshire Wildlife Trust has been asked to review the above applications as part of a service level agreement with Staffordshire Moorlands District Council to provide ecology advice regarding planning and development management functions.

Under application SMD/2023/0116 & SMD/2023/0117, the building to be converted under this application was confirmed to support roosts for common pipistrelle and brown long eared bats. An ecology survey has not been submitted with this application, or mitigation measures for roosting bats included within the proposed drawings.

Therefore, we wish to place a **holding objection** until this information has been submitted. The proposed works will require a Natural England Mitigation Licence, and will likely need updated surveys as part of the licence process.

Suitable mitigation/compensation measures need to be included within the designs, in order for the LPA to determine that the development can obtain a EPSDL. This is in accordance with the three tests which the LPA has a duty to ensure are met and are as follows:

Test 1

There must be a licensable purpose for which licences can be granted. The reason for the licence must relate to one of several purposes specified in regulation 44(2) of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended).

Test 2

There must be no satisfactory alternative.

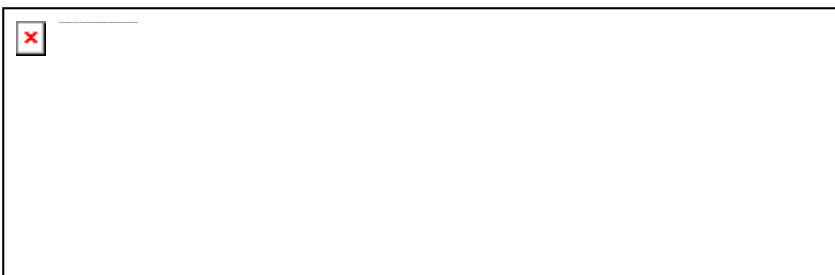
Test 3

The proposed action must not be detrimental to maintaining the species at 'favourable conservation status'.

Kind Regards,

Amy Trewick BSc (Hons) ACIEEM

Planning consultations- please send to



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