

Dear Chris Johnstone

DET/2024/0033

Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to one Dwellinghouse (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion

WEATHERWORTH MANOR FARM, Cooks Lane, Bradnop, Staffordshire, ST13 7HA

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.

We have viewed the following documents:

- Preliminary Roost Assessment, Elite Ecology dated November 2023
- Bat Emergence Surveys, Elite Ecology dated August 2024
- Scheme Layout Plan, drawing ref: 2311/02, dated August 2024

SUMMARY – Having reviewed the information provided we have **no objection**. The following comments should be noted for information.

BAT SURVEY

A Preliminary Roost Assessment (PRA) and dusk activity surveys have been carried out at an appropriate time of year during suitable weather conditions. We note and welcome that a third survey visit was completed in recognition of sub-optimal temperatures during the initial two survey visits. No evidence of bats was observed during the PRA and no bats were recorded emerging from building B1 during the subsequent dusk activity surveys.

Ideally, the bat report should include details of the Natural England survey licence under which the lead surveyor has been accredited. Additionally, it would be best practice in accordance with Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)* to include screen shots of each Night Vision Aid (NVA) camera view.

Nevertheless, the results of the bat survey are considered reliable in this case, and no further surveys or mitigation for bats is required in this instance.

In addition, we note that no evidence of roosting or nesting birds was recorded within building B1 during the bat surveys. The inclusion of artificial bat roost and bird nesting features would be a welcome enhancement within the barn conversion if this can be incorporated but is not an essential requirement in this case.

Regards,

Dated 13 September 2024