

Dear Chris Johnston

DET/2024/0009

Application to determine if prior approval is required for the proposed demolition of redundant cattle shed

Tean Leys Farm, Tean Leys, Lower Tean, Staffordshire, ST10 4NS

Staffordshire Wildlife Trust has been asked to review the additional information provided in relation to 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:

- Updated Bat and Bird Presence/Absence Survey Report, Evolution Ecology, February 2025 (Version Three).

SUMMARY – Having reviewed the information provided we have **no objection**.

Furthermore, irrespective of whether Prior Approval is needed or granted, the applicant should note the presence of confirmed bat roosts means that a bat licence will be required from Natural England prior to any demolition taking place. We therefore recommend the application is determined as Prior Approval (or indeed as requiring a planning application if appropriate) with suitably worded conditions as follows:

1. Bat licence to be obtained from Natural England prior to any demolition
2. Bat mitigation and enhancement measures, as detailed in the Evolution Ecology Report (February 2025, Version 3) to be implemented; and
3. A sensitive lighting scheme to avoid disturbance to roosting and foraging bats.

FURTHER INFORMATION REQUIRED - BAT SURVEY REPORT

We have reviewed the revised bat and bird survey report (Evolution Ecology 2025, Version Three). We welcome the additional information provided, and have updated our comments below:

- Further clarification has been provided to confirm that no moth/butterfly remains were recorded on the floor of the loft space. Whilst this is contradictory to the information in Table 3 which suggests that moth/butterfly remains were recorded during the PRA, we assume this is an error and accept the conclusion that a feeding roost is not present.
- We note and welcome the hibernation roost inspection which was completed on 10th February 2025. The report confirms that no hibernating bats were seen but access under the ridge tiles was not possible and hibernation roost boxes are recommended as a precaution. Additional information has been provided to confirm that the timing of works will be considered at the time of submitting a licence to Natural England. This approach is accepted.
- Additional information has now been provided on the lighting proposals for the new steel framed cattle shed. The report confirms that lighting will be internal only and will match that within the existing cattle sheds. There will be no lighting in the straw shed where the 4no. new bat boxes are to be installed. We are satisfied the lighting proposals are unlikely to have a significant impact on roosting bats and recommend a condition to secure the proposed lighting scheme.

- We previously requested the report to be updated to confirm that the proposed bird and bat boxes can be securely fixed to the modern barn structure. This information has not been added to the report, but we recommend a condition to ensure the recommended bat mitigation and enhancement measures are implemented in full, including the installation of 4no. bat boxes in the straw shed.

We would re-iterate the need for the applicant to secure a bat licence prior to demolition.

Regards,

Dated 13 March 2025