

From: [Planning](#)
To: [Planning \(SMDC\)](#)
Subject: SMD/2025/0015 & SMD/2025/0021 - Well Street Mill
Date: 19 March 2025 12:34:12
Attachments: [Outlook-tatcaani.png](#)

Good afternoon,

Please find Staffordshire Wildlife Trusts comments below:

Application Reference: SMD/2025/0015 & SMD/2025/0021

Location: Well Street Mill Well Street Leek

Proposed Development: Site conversion to 17 apartments

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.

Documents Viewed:

- Application form
- Design Access Statement & Heritage Statement, January 16
- Site Plan
- Small sites metric_statutory biodiversity metric calculation tool_Well Street, Leek

Summary: We recommend a **holding objection** until the following information is supplied and our comments are resolved:

- Preliminary Roost Assessment (PRA) is required.

Further detail

SWT have requested a Preliminary Roost Assessment/Bat Scoping Survey is carried out on the building which checks for bat and bird potential. The trees present on site would also need to be checked for any bat potential. This is supported within the Design Access Statement & Heritage Statement report, where pre planning advice has been requested. This advice states that "The property is vacant for some time and can be susceptible to support bats. Therefore, a bat survey might be necessary for the proposal."

Further to this, could we have clarification on the date of the Design Access Statement & Heritage Statement as it states January 16.

Kind regards,
Anna.

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