

Mount Pleasant , Mount Road , Leek , Staffordshire , ST13 6NQ

Date: 16 September 2025

Application Reference: SMD/2024/0560

Location: Mount Pleasant , Mount Road , Leek , Staffordshire , ST13 6NQ

Proposed Development: Proposed new four bedroom house within the site boundry

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
- Nocturnal Bat Survey Report, Collington Winter July 2025
- Location Plan, Figure no. 4801.001, dated 01/12/24

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

- Provide a copy of the Preliminary Ecological Appraisal report (Collington Winter 2025)
- We note the Application Form states this is a self-build and custom build development and therefore exempt from the requirement for Statutory BNG but the applicant must still demonstrate how the development will provide a net gain in accordance with NPPF and local plan policy

Further detail

Preliminary Ecological Appraisal (PEA) Report

We note that a PEA was completed by Collington Winter in March 2025 which includes an assessment of the building for its potential to support roosting bats. We request a copy of the PEA report which should include full details of the building inspection including the date of the survey, surveyor details, experience and qualifications and the results of the building inspection to support the statement that the building is of 'low' potential to support roosting bats.

We may wish to provide further comments once we have reviewed the PEA report.

Nocturnal Bat Survey

The nocturnal bat survey was conducted at an appropriate time of year but appropriately experienced surveyors using suitable methods and in suitable weather

conditions. The results can therefore be considered robust, provided that additional evidence is provided in the PEA report (as detailed above) to confirm that the building is of 'low' bat roost potential. We may wish to review and update these comments after further review of the PEA report.

Ecological Enhancement

We note and welcome the recommendation in the Nocturnal Bat Report to incorporate bat roost features for crevice dwelling species at the detailed design stage and request further details to show the number and type of artificial roost features to be provided.

We may wish to make further comments once we have reviewed the PEA report and any recommendations for ecological enhancement contained in the report.

Conditions

Pre-commencement condition for sensitive lighting scheme during and post construction

Pre-commencement condition for number and type of artificial bat roost features to be incorporated into the detailed design