

Well Street Mill, Leek SWT Comments

Date: 01/12/2025

Application Reference: SMD/2025/0021

Location: Well Street Mill , Well Street , Leek , Staffordshire , ST13 6JU

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
- Proposed Drawings
- Bat Activity Report- ML Ecology, September 2025

Summary: We recommend **no objection** subject to the conditions outlined below.

Further detail

Brown Long-eared bats were picked up on the data search, they are late emerging bats, so we would have liked to have seen that surveys were carried out for 2 hours after sunset to allow for this.

As the surveys did not pick up much bat activity, we accept the results of this survey, however, this should be considered in other surveys.

Darkest point photos from the NVA should be included in the report (as detailed in Collins 2023). Please provide these. It is also unclear where the NVAs were placed for the surveys, this should be detailed. It is not clear whether footage from the night vision aids was reviewed after the surveys, please confirm whether this was done. [This has been updated in the bat report, therefore this is resolved.](#)

Conditions

Pre-commencement

Any external nocturnal lighting both during and after construction should be designed in line with guidance from the [BCT on Bats and Artificial Lighting at Night](#). Lighting should include cowls / hoods or shields, operational timers and use a lighting spectrum ideally below 2700K. A sensitive nocturnal lighting scheme should be secured through a pre-commencement planning condition.

To adhere to the recommendation given by the ecologists in the bat report a pre-commencement condition showing the number, type and citing of bat and bird boxes, specifically build in bat tubes (e.g. Woodstone bat tube/bricks) into the building, ideally within the south/west facing aspects. This is in line with the NPPF, government PPG on the Natural Environment and section 40 of the NERC Act.

Conditions

A planning condition should be set to demonstrate adherence to the sensitive lighting scheme.

A planning condition should be set to demonstrate that the bat and bird boxes have been delivered as specified.