

Advance Proteins Ltd SWT Comments DOC

Date: 22nd April 2026

Application Reference: DOC/2025/0061 relating to SMD/2022/0088

Location: Advance Proteins Ltd Bones Lane Cheddleton

Proposed Development: Discharge of Conditions 3, 7, 9, 11, 12, 14, 15, 18, 19, 21, 22, 23, 24 in relation to application SMD/2022/0088

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:

- Decision notice for SMD/2022/0088
- BNG Assessment- Peak Ecology, June 2025
- CEMP- Peak Ecology, June 2025
- Ecological Impact Assessment- Peak Ecology, May 2025
- Lighting Assessment- Strenger, February 2025
- Lighting Scheme- Strenger, February 2025
- LMMP- Sightline Landscape, July 2025
- BNG Metric- Peak Ecology, June 2025

Summary: We recommend that Condition 23 is **discharged** following the receipt of the Construction Environmental Management Plan.

We recommend that Conditions 7, 14, 21 and 22 are **not discharged** until the information in the comments below is supplied and our comments are resolved.

Further detail

Condition to be Discharged

3.No development shall take place until such time that full details of the following have been submitted to and approved in writing by the Local Planning Authority:-

- Acoustic, palisade and paladin fencing
- Hard surfacing
- Facing materials

No comment – not ecological

7. No development above slab level shall take place until such time that an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall be endorsed by a suitably qualified ecologist and lighting engineer. The approved Scheme shall be implemented before any part of the development hereby permitted is first brought into use.

This information is provided in the lighting assessment report:

Table 4.1: Assessed Scheme of Lighting Details					
Reference	No. of	Manufacturer	Luminaire	Light Source	Distribution
LUM-A	2	DW Windsor	Kirium 200 Bollard	3000K 8 LED 300 mA	Asy' Medium
LUM-B	1	DW Windsor	Sabre	3000K 16 LED 500 mA	A1
LUM-C	6	DW Windsor	Sabre	3000K 16 LED 750 mA	C2
LUM-D	3	DW Windsor	Sabre	4000K 24 LED 1000 mA	ZF
LUM-E	12	DW Windsor	Sabre	3000K 32 LED 750 mA	A1
LUM-F	1	DW Windsor	Sabre	3000K 32 LED 1000 mA	C2
LUM-G	11	DW Windsor	Sabre	3000K 64 LED 750 mA	C2
LUM-H	6	Luceco	Semita Arc	3000K 15W LED	Path

The lights are all 3000K or above, this is higher than the 2700K recommended by the Bat Conservation Trust. The lighting and lighting plan should be designed with a bat Ecologist and should be designed in line with the guidance note 08/23 by ILP on Bats and Artificial Lighting at Night. Please supply a lighting scheme designed with a bat ecologist using the above guidance.

9.No development above slab level shall commence until such time that an Air Quality Mitigation Scheme (AQMS) has been submitted to and approved in writing by the Local Planning Authority (LPA). The approved AQMS shall subsequently be implemented in accordance with timetable therein and maintained for the lifetime of the development. The scheme shall include:

- a. A strategy for ultra-low emission/ electric vehicles for deliveries. Where diesel fuelled Heavy Duty Vehicles utilise the site these shall, as a minimum, be European Emission Standard Euro 6 compliant
- b. mechanisms for discouraging high emission vehicle use and encouraging a modal shift to public transport, walking, cycling as well as to encourage the uptake of low emission fuels and technologies, including electric vehicles.
- c. Provision of secure cycle storage and changing provisions.
- d. Designation of parking vehicles for low emission/ electric vehicles.

e. Commitment to Fleet eco driver training & Fleet fuel efficiency monitoring and driver telematics.

f. a scheme for the provision, installation and maintenance of electric vehicle (EV) charging points for staff and visitors. The scheme shall include:-

i. 5% of staff and visitor parking shall be made available to EV charging.

ii. Electric vehicle charging points required by this condition shall be installed and operational within 1 year of LPA written approval of the scheme or where points are to be 'EV Ready' shall be installed and operational at a date agreed in writing by the LPA.

iii. The points shall be maintained for the lifetime of the development which includes undertaking repairs, replaced of charge points for equivalent(charge rate) points or upgraded to meet the latest standards or charge rates. g. Detailed timetable for implementation of all measures in the Scheme h. Details of Maintenance for life of the development

No comment – not ecological

11. No part of the development permitted by this consent shall be occupied until such time that a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals, including a timetable, to promote travel by sustainable modes. The approved Travel Plan shall subsequently be implemented in accordance with the timetable set out in the plan. Thereafter on the anniversary of the date of approval of the Travel plan, an Annual Performance Report (which shall include, as appropriate, the proposals and/or remedies required as set out in the Travel Plan) shall be submitted to the Local Planning Authority for its written approval. In the event that an Annual Performance Report is submitted which does not in the opinion of the Local Planning Authority achieve the objectives and/or targets of the Travel Plan, proposals and/or remedies in accordance with the Travel Plan shall be submitted to the Local Planning Authority for its approval in writing. This process shall be repeated as often as necessary until such revised proposals and/or remedies to the Travel Plan are approved in writing by the Local Planning Authority.

No comment – not ecological

12. Notwithstanding the submitted details, no development including site clearance and levelling shall commence until such time that a detailed hard and soft Landscape Mitigation Scheme (LMS) has been submitted to and approved in writing by the Local Planning Authority. The LMS shall be informed by the updated BNG assessment to be submitted under Condition 22. The development shall thereafter be carried out in accordance with the approved LMS. The soft landscape proposals approved shall subsequently be implemented in the first growing season after construction has

commenced and replacement of dead, diseased or dying stock should be undertaken in accordance with the Landscape Maintenance and Management to be approved under Condition 14.

No comment – not ecological

14. No development shall take place until such time that a Landscape Maintenance and Management Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority including measures for its operation for the life of the development. The development shall thereafter be carried out strictly in accordance with the approved LMMP.

The LMMP states that the offsite area is to be woodland planting with understory flora planting, in the BNG report and metric the offsite area is lowland meadow. The LMMP also says the offsite area is traditional hay meadow. There needs to be consistency across all reports stating what is proposed for the offsite area.

No information on the seed mix for the traditional meadow or soil tests provided to prove that lowland meadow is possible or for the modified grassland to other neutral grassland onsite. – or soil to be prepared accordingly

The green roof is not in the metric or BNG report, only the LMMP.

In the LMMP the monitoring is proposed as a walkover survey after 5 years, then once every 10 years. If the grassland enhancement is proposed on the offsite area, given the sensitivity of this habitat we would recommend more frequent monitoring in the first few years, to assess whether the habitat creation has been successful and implement remediation measures if needed.

Ditch is missing from the baseline survey map, and any management is missing from the LMMP.

15. No development shall commence including site stripping and clearance until such time that a Materials Management Plan (MMP) that defines the excavation and bund formation processes and provides detailed drawings of the proposed raised earthworks has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

No comment- not ecological

18. The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved details before the development is first brought into use.

No comment- not ecological

19. No development shall begin until a Surface Water Drainage Design (SWDD) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The design must amongst other matters demonstrate the following:- Page 7

a) Finalised Detailed Proposals - Final detailed drainage drawing showing the location of all downpipes and gullies and how they connect with the main drainage network. In addition, the applicant shall submit basic construction details/ drawings for the proposed manholes, filter drains and the green roof. (Reason: to ensure all impermeable areas are connected to the proposed drainage system and that construction detail for the SuDS features are submitted at the planning stage)

b) Confirmation of Ditch Capacity and Outfall - Additional evidence (capacity calculations along with additional photographs and/ or a survey) to show that the existing land drains and ditches have the capacity to convey runoff emanating from the proposed site. In addition, confirmation that the land ditches connect to the Consall Brook to the south of the site. (Reason: The photographs shown in the land contamination report and the photographic log display ditches which are overgrown, not well defined and may lack the capacity to convey discharges emanating from the development site)

c) Maintenance and Management – Details of a named individual, developer, or management company to undertake the advised management/ maintenance plan as attached within Appendix C of the FRA. (Reason: to ensure the required management and maintenance of the drainage system is undertaken during the lifetime of the development). The approved SWDD shall be implemented before the development hereby approved is first brought into use

No comment – not ecological

21. No development shall commence until such time that a detailed baseline survey together with habitat creation plans and timescales for the proposed off-site planting area shown on Drawing 478 PP 02 Rev B has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out in accordance with the approved details and timescale.

[Not received habitat creation plans with timescales for the off-site planting area.](#)
[Condition cannot be discharged.](#)

22. No development shall commence until such time that an updated Biodiversity Net Gain assessment using metric 3.1 (or subsequent revision) and reflecting the design changes has been submitted to and approved in writing by the Local Planning Authority.

The updated and approved assessment shall be used to inform the landscaping scheme to be submitted under Condition 14.

Please explain if the off-site area will be lowland meadow or woodland, if it is to be lowland meadow please provide details of how appropriate soil conditions will be created to achieve this habitat in the desired condition.

The pictures in the report are not clear so it is not possible to see the habitats on site. Can further pictures be provided?

January and February surveys are not an appropriate time of year for grassland surveys. As the original survey was carried out by Sterna Ecology in September, which is just within the appropriate time of year, the surveys should not need repeating.

The onsite ditch has not been included in the BNG metric.

The proposed green roof in the LMMP is also not included in the metric for BNG report.

23. No development including site clearance and stripping shall commence until such time that a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the precautions to be followed as per section 7.1 of the submitted Preliminary Ecological Appraisal report, including suitable precautions for nesting birds for clearance works and bats, and pre-commencement update walkover survey to ensure ecology conditions have not changed. The development shall be carried out strictly in accordance with the approved CEMP.

CEMP provided and is suitable, therefore this can be discharged.

24. No development shall commence including site clearance and stripping until such time that a Soil Handling Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details

No comment – not ecological