

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 15 January 2022 16:21:16

Application Reference No. : SMD/2021/0155 Site Address: Land To Rear Of Rosedale 403 Cheadle Road
Cheddleton Staffordshire Comments by: Mary Shannon Simcock

From:
409
Cheadle road
Cheddleton
Leek
Staffordshire
ST13 7BH

Phone:

Email:

Submission: Objection

Comments: As a direct result of the little progress made with this application, I wish to further comment on its status.

In Mr and Mrs D Simcocks comments, they mentioned about specific ecological dwellings related to the land proposed for dwellings, as a result of this, I would expect a full ecological assessment to be carried out upon the land, by a qualified individual.

Similarly, within the bat survey, it was stated that no dusk/dawn detector test was carried out. I would also expect to see a detailed bat report to be carried out on the site, as there IS recordings of bats in the area according to NBN Atlas within 2km, and it has been stated in comments made by locals. This is an important issue as the bats foraging may be affected by the erection of additional light fixtures.

Furthermore, there is a suitable great crested newt breeding habitat 500m from the site, situated on Bones Lane. I would expect a full report to be carried out upon this site also.

As reported by SCC, the site would be unsafe given the 50mph speed limit in the area, and there wouldn't be sufficient 160m clearance as a direct result of existing hedgerows. A full transport statement should be issued.

Overall the lack of disregard for the planning process due to the little progress made alongside the absence of crucial reports would clearly point that this planning application should be refused.

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