

Willowshaw Farm SWT Comments

Date: 15/10/2025

Application Reference: SMD/2025/0393

Location: Willowshaw Farm , Cloudside , Congleton , Staffordshire , CW12 3QQ

Proposed Development: Demolition of existing garage, store and outbuildings, single storey extension to dwelling, erection of detached garage and alterations and change of use of adjoining barn to form additional living accommodation

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
- Bat Activity Report
- Site Plans

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

- Updated bat activity surveys are required

Further detail

Bat Report

Three bat activity surveys were carried out in August/ September 2020. A further internal bat inspection was carried out in 2021. As both the report and surveys are over two years old these need to be repeated, as stated in the ecologist's report "*However, further surveys would be considered necessary if no redevelopment has commenced within two years of this report.*"

Conditions

Any conditions will be set pending the results of updated bat activity surveys.