

Garage Site at Froghall Road SWT Comments

Date: 25.02.2026

Application Reference: SMD/2025/0421

Location: Garage Site at Froghall Road, Cheadle

Proposed Development: Change of Use & Conversion of Existing Garage Buildings to from 2 no. of 'self build' dwellings.

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
- 25-14-b3-XX-XX-DR-A-0101_RevA_Location_Plan_(A3)
- 25-14-b3_Flood_Risk_Mapping
- Consultation response SCC Flood Risk Team
- Consultation Response Environment Agency

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

- We have insufficient information to determine whether the building or surrounding trees on site are suitable for bats. A PEA focusing on bats is requested, this should include a data search
- If not subject to the Biodiversity gain condition, the applicant still needs to provide a net gain as per NPPF and local plan policy

Please note that we will submit a more detailed planning response including other biodiversity comments once the issues stated above have been resolved. This may include planning conditions.

Further detail

We have viewed aerial photographs, biological records from Staffordshire Ecological Record (SER), mapping on netgainstaffs and information on DEFRA's MAGIC map to inform our response.

The site has not been assessed for ecological features that may require protective measures. This is usually done by a preliminary ecological appraisal (PEA). A desk study including a protected species data search has not been carried out. This is standard procedure for Preliminary Ecological Appraisals (PEAs) as per CIEEM's Guidelines for Preliminary Ecological Appraisals, 2017.

When looking at satellite images and MAGIC maps and also noted in the planning application, there are several trees on the site. Trees have the potential to support roosting bats. Bats and their roosts are legally protected. There is also no detail on whether the existing buildings are suitable for roosting bats and whether the site is likely to be used by bats for commuting or foraging. A PEA including a data search with a focus on bats and nesting birds is advised – this should include a Ground Level Tree Assessment (GLTA) on all of the trees within the site boundary and any that may be impacted by potential lighting from the development and a preliminary roost assessment (PRA) on the buildings set to be demolished. This should be carried out by a licenced bat worker.

If this is not provided, evidence should be submitted to show that the building and trees are not suitable for bats. This might be in the form of photographic evidence to support the conclusion that the building or trees are not capable of supporting any protected species.

Depending on the results of the GLTA and PRA, further bat surveys may be required and conditions required.

If the site is not subject to BNG, it must still provide an uplift as per the NPFF. It is recommended that this is achieved by incorporating biodiversity net gain measures such as sparrow terraces, bat and bird boxes, native planting and hedgehog highways in any fences. More detail on biodiversity measures to be installed should be provided and then secured via a condition.

Conditions

Please note that we will submit a more detailed planning response including other biodiversity comments once the issues stated above have been resolved. This may include planning conditions.