

Land to the East of Froghall Road & North of Ayr Road & Cheltenham Avenue Cheadle SWT Comments DOC

Date: 24/02/2026

Application Reference: DOC/2025/0057 relating to SMD/2021/0456

Location: Land to the East of Froghall Road & , North of Ayr Road & , Cheltenham Avenue , Cheadle , Staffordshire ,

Proposed Development: Discharge of Conditions 40 & 41 in relation to application SMD/2021/0456

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 dated 22/08/2025
- Decision notice for SMD/2021/0456
- Construction Environmental Management Plan- TEP, February 2025
- Landscape Environmental Management Plan- TEP, February 2025.

Summary: We recommend that Condition 40 is **discharged** following the receipt of the Landscape Environmental Management Plan at Land to the East of Froghall Road & , North of Ayr Road & , Cheltenham Avenue , Cheadle , Staffordshire, Version 3.0, February 2025, The Environment Partnership.

We recommend that Condition 41 is **not discharged** until the following information is supplied and our comments are resolved:

CEMP

Condition 41 states:

“No phase of development hereby permitted in respect of Phases 2a and / or 2b shall commence (including any site clearance, site stripping, site establishment, formation of new access, installation of any drainage infrastructure or groundworks) until a CEMP (Construction Environmental Management Plan) for the relevant phase, together with the proposed relationship with adjacent phase(s) has been submitted to and approved in writing by the Local Planning Authority. This must include:

- *Risk assessments of potentially damaging construction activities;*
- *Identification of biodiversity protection zones;*

- *Practical measures during construction to avoid or reduce impacts during construction (may be provided by method statements);*
- *The location and timing of sensitive works to avoid harm to biodiversity;*
- *No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development;*
- *Confirmation that there will be no clearance of trees, shrubs, tall ruderal or brambles between 31st March and 31st August inclusive unless a competent ecologist has undertaken a careful detailed check of vegetation for active birds nests, immediately before vegetation removal, and provided written confirmation that no birds will be harmed and / or appropriate methods are in place to protect nesting bird interests on the application site. Any such written confirmation required shall be submitted to and approved in writing by Local Planning Authority before any clearance of trees, shrubs, tall ruderal or brambles is undertaken;*
- *Suitable methodology for the removal of Japanese Rose before any work is undertaken on the hedgerows;*
- *Lighting used during construction to minimise impacts on wildlife;*
- *Open excavations or pipes to be sealed at night. Ramps / planking to be installed to permit wildlife to escape being trapped in structures during construction;*
- *The role and responsibilities of an ecological clerk of works or similar competent person;*
- *Disposal of waste material on site; and,*
- *Use of protective fences, exclusion barriers and warning signs.*

The CEMP shall be fully implemented and adhered to throughout the construction period strictly in accordance with the approved details for the relevant phase.”

On page 21: Lighting during construction, the Bat Conservation Trust (2016) guidance has been used. This has been superseded to Bat Conservation Trust: Bats and Artificial Lighting Guidance Note GN08/23 2023. Can an explanation be given to why outdated guidance has been used.

Section 3.0 Risk Assessment. The risk assessment should be in line with requirements in BS42020:2013. This should include identification of potentially damaging activities, assessment of ecological risks, and sets out avoidance, minimisation and mitigation measures, alongside monitoring and responsibilities.

We would also ask for sign off that the CEMP has been read and understood by construction personnel

LEMP

Condition 40 states:

“No phase of development hereby permitted in respect of Phases 2a and / or 2b shall commence (including any site clearance, site stripping, site establishment, formation of new access, installation of any drainage infrastructure or groundworks) until a Landscape and Ecological Management Plan (LEMP) for the relevant phase, together with the proposed relationship with adjacent phase(s), has been submitted to and approved in writing by the Local Planning Authority, giving details of the proposed creation, maintenance, management and development, including timescales and delivery mechanisms, for all landscaping and wildlife habitats and associated structures / features within the various public open spaces, ecological areas and structural landscape buffer strips for the relevant phase. This shall include full and accurate locations of existing and any proposed new habitats; technical specifications, timescales and phasing for the creation of any new habitats; 5-year establishment and aftercare management prescriptions for any newly created habitats and a minimum 20-year maintenance and management operations for all habitats throughout the phase to be monitored and reviewed every 5 years for each phase. Following approval of such a management plan, the Landscape and Ecological Management Plan for each phase shall be fully implemented in accordance with the details and timescales so approved.”

Ware happy with this document and have no further comments.