



Derbyshire
Wildlife Trust

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 Derbyshire Wildlife Trust

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Planning Applications Manager
High Peak Borough Council
Planning Department
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

For the attention of James Stannard

Your Ref: DET/2021/0003

Our ref: DWTHPK594

7th April 2021

Dear James

Proposal: Change of use of agricultural building to one dwelling house

**Location: Stubbins Farm, Unnamed Road From Stubbins Lane To Tithe Barn Farm,
Chinley, Derbyshire**

Application Ref No: DET/2021/0003

With reference to the above application, I am responding as the Biodiversity Planning Officer responsible for work relating to the Service Level Agreement, which the High Peak Borough Council and the Trust have signed. The following comments are aimed at providing accurate and up to date information on the nature conservation issues associated with the proposed development.

Response

We have reviewed the updated Bat Survey Report (Dunelm Ecology, 2020) submitted with the above application. We note that the same report was submitted with a previous application that affected different buildings on the site (DET/2020/0012) and our response is similar to that provided in 2020.

Sufficient survey work and assessment has been undertaken to allow the LPA to determine the application. Whilst a feeding roost was recorded in the barn during previous bat survey work in 2017, no evidence of a roost (feeding or other type) was recorded during the 2020 surveys. No nesting birds were recorded either. The report recommends that care is taken during conversion of the barn and if a bat is discovered at any time, works should stop and an ecologist called for advice. Enhancement measures are recommended to provide net biodiversity gain on site and these should be secured through a condition. We suggest the following conditions:

Biodiversity Enhancement Plan

Prior to building works commencing above foundation level, a bat and bird box plan shall be submitted to and approved in writing by the LPA to achieve a net biodiversity gain, in accordance with the NPPF 2019. The plan shall be based on the recommendations made in Section 4 of the Bat Survey Report (Dunelm Ecology, 2020) and include the locations and models of boxes/tubes chosen. Boxes shall be attached at the eaves/apex, with bird boxes avoiding south-facing elevations. Photographs of the boxes in situ shall be submitted to fully discharge the condition.

Lighting

Prior to the installation of services, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife and avoid lighting new bat roosting features. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Guidelines can be found in Guidance Note 08/18 - Bats and Artificial Lighting in the UK (BCT and ILP, 2018). Such approved measures will be implemented in full.

It is hoped that the information provided is helpful to the Council. If you require any further information or wish to discuss any of the comments made, please do not hesitate to contact me.

Yours sincerely,



Libby Duggan-Jones MBiolSci MCIEEM
Biodiversity Planning Officer

Endnote:

Please see our planning pages <https://www.derbyshirewildlifetrust.org.uk/planning> for ecological advice on submitting a planning application, finding an ecological consultant and information on mitigation and enhancement.