



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 Tom Hiles

Your Ref: DET/2021/0004

Our ref: DWTHPK598

28th April 2021

Dear Tom

Proposal: Conversion of office into dwelling

Location: Lees Hall Quarry, Turnlee Road, Simmondley, Glossop, Derbyshire, SK13 6JT

Application Ref No: DET/2021/0004

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

The proposed development falls within a Lees Hall Local Wildlife Site (HP147). We do not consider that the proposed development is likely to adversely impact on the features for which the LWS is designated. We also do not consider that the conversion is likely to be pose a significant risk to protected species. The existing building as described in the documents submitted does not sound suitable for roosting bats (single storey, artificial slate roof and timber

cladding). It is also a relatively new building that has been in use as an office as far as we are aware.

Overall we do not consider that the development is likely to result in a loss of biodiversity.

Recommendations

We would advise issuing the applicant an informative with regard to the protected status of bats as follows:

If any evidence of bats is found during the development all works should cease and the advice of a professional ecologist should be sought immediately.

If the Council wish to achieve a measurable net gain for biodiversity we advise that biodiversity enhancements could include the installation or erection of 2 bird nest boxes on trees within the locality. These should be around 2 – 5m high and facing north to north-east or at least somewhere sheltered and not in direct sun.

I hope 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,

Kieron Huston BSc MSc MCIEEM
Biodiversity Planning and Policy Manager
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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.