

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

For the attention of Rachael Simpkin

Your Ref: HPK/2022/0335

Our ref: DWTHPK669

18th October 2022

Dear Rachael,

Proposal: Preservation and stabilisation of former chapel structure, construction of a new dwelling, conversion of former Sunday school to Class E (cafe), landscaping and associated works.

Location: Mount Pleasant Chapel Spring Bank New Mills

Application Ref No: HPK/2022/0335

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 Trust do not have any new concerns regarding this site. A single bat survey was undertaken in 2020 to support application HPK/2020/0515, with no roosts identified. Remedial works were then recommended to proceed under supervision of a licensed ecologist.

To support the current application, an update building assessment and single nocturnal bat survey was undertaken by Helen Hamilton Ecology in July 2022. No roosting bats were recorded using the chapel. This work was carried out in line with best practice guidance (Collins, 2016) and we advise that sufficient information has been provided to determine this application.

We have reviewed the Construction Environmental Management Plan (CEMP) (2022) which has been submitted with the current application. This includes the statement that, *“No remedial works, demolition works or vegetation clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist”*. It also states that, *“all remedial works to the existing structures shall be supervised by a licensed bat consultant. A short statement of compliance shall be submitted to the Local Planning Authority by the consultant upon completion of supervision”*. We welcome these measures and advise that compliance with this document should be secured through a suitably worded condition.

We note that the CEMP also states that trees will be protected during construction and the council should ensure they are satisfied that a sufficient level of information has been provided to ensure this.

We have also reviewed the Biodiversity Enhancement Scheme (July, 2022). The measures proposed are very much welcomed and will provide a benefit to the biodiversity of the site. Our only recommendation is that the sparrow terrace should be swapped out for additional swift boxes. Swifts nest colonially and therefore to provide three or four swift boxes along one wall may increase the likelihood of uptake. Other species such as house sparrow will also use swift boxes if they are not occupied by swifts. Apart from this minor improvement, we advise that the Scheme is acceptable and compliance should be secured by a suitably worded condition.

Aside from the compliance conditions noted above, we also advise that a lighting plan is secured for the site to ensure lightspill to habitats and boxes is avoided / minimised as far as practicable:

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. 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