

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

For the attention of James Stannard

Your ref: HPK/2022/0414

Our ref: DWTHPK672

29th November 2022

Dear James

Proposal: Minor alterations and extension to existing cottage.

Location: 85, Green Lane, Buxton, Derbyshire, SK17 9DJ

Application Ref No: HPK/2022/0414

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 update building inspection (Protected Species Surveys, 2021). The report concludes that 85 Green Lane has continued to deteriorate and the potential for the existing building to support bats has further declined. The building has been determined to have negligible potential to support roosting bats, and given the direction of the building's condition we advise that the bat roost potential will remain the same.

Protected Species Survey's report recommends a precautionary approach whereby cavities are checked again by an ecologist. This approach is considered acceptable in this instance and is likely to safeguard any potential individual bats, and allow for a mitigation strategy to be produced, if deemed necessary. The applicant should be aware that this approach carried a risk of delay if bats are discovered during the ecologist's checks.

Recommendations

We recommend the following conditions are attached to any planning approval to safeguard bats and provide a net gain, in line with the guidance set out in the National Planning Policy Framework (2021).

Precautionary Method

Prior to any stripping, demolition or restoration works, a precautionary inspection of 85 Green Lane shall be undertaken by a suitably qualified ecologist to ensure roosting bats are not present. Particular attention shall be paid to the features previously identified in the Bat Survey Report (Protected Species Survey, 2018) and shall include endoscopic inspection where appropriate. If evidence of roosting bats is found, no works shall commence until a suitable mitigation strategy has been produced (including licencing where necessary) and submitted to the Local Planning Authority for approval.

Biodiversity Enhancement Plan

Prior to restoration works, a Biodiversity Enhancement Plan shall be submitted to and approved by the Local Planning Authority to achieve a net gain for biodiversity, in accordance with the NPPF 2021. This shall provide details of nesting and roosting opportunities for birds and bats and may include retention of existing building features, creation of new features, incorporation of integrated boxes and consideration of external and tree-mounted boxes.

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,

Biodiversity Planning
Assistant



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.

