

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

For the attention of James Stannard

Your ref: HPK/2022/0353

Our ref: DWTHPK673

30th November 2022

Dear James

Proposal: Erection of 8 residential dwellings with associated landscaping

Location: Zion Methodist Church, Simmondley Lane, Simmondley, Glossop, Derbyshire, SK13 6NS

Application Ref No: HPK/2022/0353

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 previously commented on a demolition consent application at this site in July 2022 (DET/2021/0019). This application is supported by the same Ecology Survey (Dunelm Ecology, July 2022), which is considered acceptable.



We have checked our records database again and a record of a bat roost has been added since our previous comments. This comprises a common pipistrelle maternity roost in an adjacent house on Simmondly Lane and is consistent with the findings of the 2022 bat survey for the church, which recorded a large number of pipistrelle bats commuting away from and back towards the application area. We have suggested an informative to safeguard this roost.

The current application includes a proposed site layout, which retains the existing woodland and line of silver birch trees in the west of the site, and as such we do not consider the submission of a biodiversity metric necessary.

Biodiversity enhancements should be incorporated within the scheme, in line with the recommendations in Sections 4.1.1 and 4.1.2 of the Ecology Survey report. The following conditions are recommended:

Nesting Birds

No stripping, 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 no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

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. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to the woodland, tree line and existing offsite bat roost. 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.

Biodiversity Enhancement Plan

Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022.
- integrated bat boxes at ratio of 1:1, as per Ecology Report (Dunelm Ecology, July 2022).
- fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs.

- summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

Informative: A common pipistrelle bat maternity roost is present in a building adjacent to the church on Simmondly Lane. To safeguard the nearby offsite bat roost, works on site should not be undertaken outside daylight hours and no temporary lighting should be installed on site. If lighting is necessary, it should be turned off at the end of the working day, with any security lighting operated by motion sensor only and directed into the site to reduce lightspill.

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.