

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

For the attention of James Stannard

Your Ref: DOC/2022/0070

Our ref: DWTHPK594-1

1st February 2023

Dear James

Proposal: Discharge of conditions 5,6 and 8 relating to DET/2021/0003

Location: Barn Conversion, Stubbins Farm, Unnamed Road From Stubbins Lane To Tithe Barn Farm, Chinley, Derbyshire, SK23 6ED

Application Ref No: DOC/2022/0070

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

Condition 5. Ecological Enhancement Scheme

We note that *integrated* bat and bird boxes were recommended in the updated Bat Report



(Dunelm Ecology, August 2020), however these are more easily incorporated into new-builds and this application concerns an existing stone barn. As such, we consider that external boxes are acceptable.

However, we typically encourage boxes made of woodcrete, or similar material, as these are very durable and long-lasting and are unlikely to require replacing for a considerable time. We suggest bat boxes models such as Beaumaris Woodstone Bat Box or Low Profile Woodstone Bat Box. Furthermore, recent research has shown that sparrow terraces do not have a high rate of uptake and therefore we recommend Vivara Pro Seville 28 mm Woodstone Box, Vivara Pro Seville 32 mm Woodstone Box or Vivara Pro Woodstone Starling Nest Box. Alternatively house martin cups could be chosen but these should be sited in locations where dropping would not pose a nuisance. We advise that the models should be updated and then the condition can be discharged.

Condition 6. Lighting Strategy

We note the positions and type of wall light. We welcome the PIR function and advise that the light is operated as such and not switched on all night. The lights are downward-facing and the new bat and bird boxes will be located well above these at eaves level. We have no further comments prior to discharge of this condition.

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
planning@derbyshirewt.co.uk