

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

For the attention of Declan Cleary

Your ref: HPK/2022/0550

Our ref: DWTHPK683

23rd February 2023

Dear Declan

Proposal: Conversion of an outbuilding and link extension to connect to the house

Location: Horwich Lodge, Eccles Road, Whaley Bridge, Derbyshire, SK23 7EW

Application Ref No: HPK/2022/0550

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 Daytime Bat Survey & Nesting Bird Survey (Rachel Hacking Ecology, 2022). Based on the construction, age and condition of the building, coupled with the rural location and supporting habitats, we were relatively surprised to see an assessment of negligible potential.



However, the report is well-detailed and the consultant ecologists provide justification for the assessment.

A data consultation was not undertaken with the local record centre, so we checked our database and identified the presence of common pipistrelle, soprano pipistrelle and brown long-eared bat roosts in a neighbouring (~25 m offsite) building, which were the subject of a mitigation licence.

Whilst we consider that sufficient information has been provided for the LPA to make an informed decision, we advise that as a precautionary measure, an update inspection of the building by a licensed ecologist immediately prior to works is secured via condition. An Enhancement Plan should also be secured. Please see suggested wording below:

Precautionary Building Inspection

Prior to any stripping, pointing or re-roofing works, a precautionary inspection of the building shall be undertaken by a suitably qualified ecologist to ensure no evidence of roosting bats is present. If evidence of roosting bats is found, no works shall commence until a suitable mitigation strategy has been produced (including licensing where necessary) and been submitted to the LPA for approval. A short statement of compliance shall be submitted to the LPA upon completion of the inspection.

Enhancement Plan

Prior to completion of the conversion works, a bat and bird box plan shall be submitted to and approved in writing by the LPA. A minimum of one bat box and one general purpose bird box shall be installed. Woodcrete models shall be favoured to provide long-lasting and secure nesting and roosting opportunities. Boxes shall be attached at eaves level, with bird boxes avoiding south-facing elevations, and maintained in perpetuity.

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

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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.