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

For the attention of Rachel Robinson

Your ref: HPK/2023/0064

Our ref: DWTHPK411-2

11th April 2023

Dear Rachel

Proposal: Resubmission of approval HPK/2017/0232 for proposed conversion of former White Lion Public House (known as Artisan Quarter) and associated outbuildings to 13 form apartments

Location: The Artisan Quarter, Spring Gardens, Buxton, Derbyshire, SK17 6BZ

Application Ref No: HPK/2023/0064

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 Daytime Bat Survey (Rachel Hacking Ecology) has been submitted without any information detailing the survey date. After reviewing the report, it appears to be a re-submission of the report completed in 2017. We recommend that all ecology reports should be submitted with the survey dates included.

We now consider that the Daytime Bat Survey is outdated (CIEEM, 2019), and therefore the Local Planning Authority is unable to discharge its duties in respect of the regulations set out in The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

Resultantly, we recommend that an update Preliminary Bat Roost Assessment (PBRA) site visit is completed prior to determination of the application. If the results from this PBRA state that the building has the potential to support roosting bats, then an activity survey report must also be completed within the months of May to August (Inclusive).

We note that the 2017 survey concluded that the site had a negligible potential to support roosting bats; however, a significant time has now passed and the current state of the building should be assessed whether bat access points are now present as a result of potential deterioration over time.

Following the submission of this update information we will be able to provide the Council with guidance on species mitigation and enhancement, if deemed necessary.

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,

Rhianna Kemp

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.

