

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

For the attention of Declan Cleary

Your Ref: HPK/2023/0282

Our ref: DWTHPK696

16th August 2023

Dear Declan,

Proposal: Stables with associated tack rooms and detached hay barn – private domestic use

Location: Land Adjacent to Hilltop Cottage Hilltop Road Glossop

Application Ref No: HPK/2023/0282

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 application, including the Bat Roost Potential Assessment Form. We advise that the existing stable has the potential to support nesting birds, particularly swallows and/or owls. Furthermore, although the stable appears to be in an exposed location we advise



that an ecologist should inspect the stable to determine the bat roost potential of the building and to thoroughly inspect the cladding and fascia boards for evidence of roosting bats. An inspection for birds and bats can both be undertaken during one survey visit.

As a result, we recommend that a Preliminary Bat Roost Assessment (PBRA) should be undertaken prior to determination. The PBRA should include any details of evidence of nesting birds within the stable. This report can be undertaken at any time of year; however, it should be made aware that any further nocturnal surveys must be carried out during the optimal survey season with at least one survey to be completed between **May – August (Inclusive)**, if necessary.

Paragraph 99 of Circular 06/2005 states *“it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances”*.

Following the submission of the PBRA the Trust will be able to provide recommendations regarding species mitigation and enhancements where 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

Rhianna Kemp BSc
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.

