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Subject: Comment Received from Public Access
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Application Reference No. : HPK/2023/0233

Site Address: Oaklands Manor Manchester Road Buxton Derbyshire SK17 6ST Buxton

Comments by: Pip LakerBarn Owl Trust

From:

Waterleat
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Submission: Neither

Comments: It has been brought to our attention that Barn Owls are currently nesting within the roof cavity of Oaklands Manor.

Barn Owls are a schedule 1 species on the Wildlife and Countryside Act 1981, which means they are protected by law from any kind of disturbance during nesting. This protection begins the moment the first egg is laid and is in place until the last dependent young stops returning the nest. Therefore, any activity/works to the building which may disturb the nesting owls will have to be delayed until all young have fully fledged. Worryingly, the presence of these protected species was not acknowledged in the Biodiversity and Geological Conservation question of the planning application.

Furthermore, if the nest site is to be removed or blocked off then we (the Barn Owl Trust) urge that measures are taken to ensure an alternative nesting site for the Barn Owls is created well in advance of removing access to their original site (a minimum of 3 months prior). We would also highly recommend that in-built provision is incorporated within the building plans which mimics their current nest site as close as possible, and which will provide a permanent nest site for them into the future. For more information on our recommended measures and timings please see our webpage here: <https://www.barnowltrust.org.uk/hazards-solutions/barn-owls-planning/> alongside our in-depth guide on Barn Owls and Planning applications here: [https://www.barnowltrust.org.uk/wp-content/uploads/Barn-Owls-and-Rural-Planning-Applications-a-Guide-](https://www.barnowltrust.org.uk/wp-content/uploads/Barn-Owls-and-Rural-Planning-Applications-a-Guide-2015.pdf)

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