

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

For the attention of Rachel Robinson

Your Ref: HPK/2023/0274

Our ref: DWTHPK695

29th August 2023

Dear Rachel,

Proposal: Conversion of garage into home office in a Conservation area, in addition to installation of orangery & carport within the property grounds

Location: White House Carlisle Road Buxton

Application Ref No: HPK/2023/0274

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 checked our Biological Records Database and can confirm that no records of protected species, notable habitats or designated sites have been identified within or adjacent to the application area.



We have reviewed the proposed plans, Design & Access Statement and Biodiversity Checklist and Conclusions provided. We do not consider it proportionate to request a Preliminary Bat Roost Assessment, however we advise that an informative should be attached to any permission. We advise the following condition and informative are attached to any consent:

Ecological enhancements

For the purposes of ecological enhancement and achieving a net gain for biodiversity, at least 1 bird nest box and 1 bat box shall be installed at the site. Annotated site plan / elevations drawing to illustrate the location and photographs of the new box in situ shall be provided to the council.

Informative

The risk of impacting bats through the proposed works is considered low and further survey and assessment work is not considered proportionate in this instance. However, due to the optimal foraging habitat nearby, works should proceed with caution and vigilance for unexpected bat presence. If bats are subsequently discovered, work should cease, and further advice be sought from a suitably qualified ecologist or organisation without delay.

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,



Avreen Roque BSc (Hons)
Biodiversity Planning Trainee

Reviewed by Libby Duggan-Jones MBiolSci MCIEEM - Biodiversity Planning Officer

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.