

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

For the attention of James Stannard

Your Ref: HPK/2023/0273

Our ref: DWTHPK697

29th August 2023

Dear James,

Proposal: Conversion of redundant barns to create 2 dwellings ancillary to the main house and alterations to the main dwelling to include front porch and orangery at the rear

Location: Bailey Flatt Farm, Redgap Lane, Green Fairfield, Buxton, Derbyshire, SK17 7JG

Application Ref No: HPK/2023/0273

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We have reviewed the updated Bat Report (Helen Hamilton Ecology, 2023), following a previous outdated report (Peak Ecology, 2019). A bat roost assessment was undertaken in April 2023, where building sections 3 and 4 were considered to have 'high' and 'moderate' potential



respectively, to support roosting bats. Building section 1 has a known bat roost found in the 2019 survey and the rest of the building had 'negligible' potential. Following on from this, three emergence surveys were undertaken in May and June 2023 for all building sections.

The survey found two common pipistrelle bat roosts in section 1 (in the west gable end roof) and 3 (under a ridge tile of the farmhouse roof). Both roosts were considered to be non-breeding summer roosts. Soprano pipistrelle, brown-long eared and noctule bats were also recorded commuting on site and the surrounding habitat was rated 'moderate' for bats with low activity. Swallows were found nesting and roosting in building sections 1, 4 and 5 and a non-breeding barn owl roost was found in section 4. Survey work is in line with Good Practice Guidelines (Collins, 2016) and no further surveys regarding bats are considered necessary in this instance.

The west gable end roost will be affected by the conversion; hence an appropriate mitigation licence will be required. The ridge tile roost does not require a licence as the farmhouse roof will not be altered, unless changes are made to the plan which will have an impact. Swallow cups and owl boxes are necessary to derogate for the loss of existing roosting and nesting sites. The following conditions are advised:

Bat Mitigation

The conversion shall not take place until appropriately licenced by Natural England. A confirmation of the licence / site registration for Low Impact licensing shall be submitted to the LPA once granted and all works shall proceed strictly in accordance with the approved mitigation, which should be based on the proposed measures outlined in the Bat Report (Peak Ecology, 2023) and amended as necessary based on any correspondence with Natural England.

Lighting

Prior to the installation of external lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bat roost features within the conversion and surrounding foraging habitat. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Guidelines can be found in Guidance Note 08/18 - Bats and Artificial Lighting in the UK (BCT and ILP, 2018). Such approved measures will be implemented in full.

Nesting birds

No demolition, conversion works or vegetation clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. In addition to general bird nesting, nesting

barn owl and swallows have been confirmed at this site (See Bat Report (Peak Ecology, 2023). If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Biodiversity Mitigation & Enhancement Plan

The mitigation and enhancement recommendations detailed in section 4 (pages 17-20) of the Bat Report (Peak Ecology, 2023) shall be implemented in full during the course of the development and retained in perpetuity. The barn owl box and swallow cups must be installed prior to removal of the existing nest sites. Photographs of all features in situ shall be submitted to the LPA to discharge this condition and the features shall be 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,



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.