

Your Ref: Milltown, Glossop - Condition 14
Our Ref: MAN.1828.002.EC.R.005

Date: 24th July 2023
Email: chris.schofield@enzygo.com

FAO: Watson Construction Ltd (the Client)
c/o John Piercy Holroyd
Walker Simpson Architects
33 Piccadilly
Manchester
M1 1LQ

Dear John,

RE: Condition 14 Swift Method Statement – Milltown, Glossop

Following recent correspondence, please find enclosed details suitable for submission to the Local Planning Authority to support the discharge of Condition 14 of planning application reference HPK/2022/0317, in relation to the proposed redevelopment at Land at Milltown, Glossop, Derbyshire, SK13 8PX (central grid reference: SK 03923 94071), located within the High Peak Borough Council (Howard Town Ward) planning authority.

Background

In July 2022, a planning application for demolition of existing industrial buildings and construction of new residential dwellings was submitted High Peak Borough Council (planning reference HPK/2022/0317). This application was supported by an August 2022 Ecological Impact Assessment (Enzygo, 2022a), which included details of further Bat Surveys and River Corridor Survey, and a DEFRA Metric 3.1 calculation (Enzygo, 2022b) confirming that an overall biodiversity net gain is anticipated.

An August 2022 consultation response from the Derbyshire Wildlife Trust (DWT) states that “*the Trust have anecdotal records of screaming parties of swifts close to Easton House and therefore we also advise that surveys for swifts should be undertaken*” and recommended they be undertaken prior to the end of the nesting season in 2022.

A September 2022 consultation from the DWT followed the submission of an updated Ecological Impact Assessment (EcIA) which included details of the further Bat Surveys and River Corridor Survey undertaken, but did not include any specific further survey for Swifts. This consultation states “*no consideration has been given to swifts in relation to the buildings on site*”, provides further details of anecdotal records at both Easton House and the former Mill building, and recommends a specific Method Statement for Swift be provided, and which could be secured by a suitably worded planning condition.

As a result, Condition 14 of the planning approval states:

“14. Prior to the start of works on any onsite building, a Method Statement to protect swifts shall be submitted to the LPA for approval. This shall set out specific timings when works can be undertaken to all onsite buildings and the requirements for any pre-works surveys. This Method Statement shall ensure that swifts will not be left without nesting opportunities during the breeding season. Integral nest bricks shall

be provided in line with British Standard BS 42021:2022, to ensure continued nesting opportunity on site. The approved Method Statement shall be implemented in full.

Reason: To ensure that the development complies with policy EQ5 of the High Peak Local Plan 2016 and Chapter 15 of the National Planning Policy Framework”

Aims and Objectives

The aim of this document is to provide sufficient information to meet the requirements stipulated within Condition 14 of application HPK/2022/0317. It shall outline measures and timings which are to be adhered to during the construction phase in order to ensure the following in relation Swift and other nesting birds:

- No killing/injury of nesting birds or disturbance of active nests.
- No loss of nesting opportunities for Swift, including no absence of nesting opportunities at any point during the Swift nesting season.
- Increase in availability of suitable nesting habitat (to be of benefit to a range of bird species likely to be present in the area including Swift).

This document will provide documentation in accordance with BS42020:2013: Biodiversity – Code of Practice for Planning and Development (BSI, 2013) and will comply with Local Policy and guidance within the National Planning Policy Framework (NPPF).

A separate comprehensive and detailed Biodiversity Construction Environmental Management Plan (CEMP) has been produced in accordance with Condition 15 of the anticipated planning approval and reflects the details outlined here.

Swift Method Statement

Clearance of any suitable bird nesting habitat, including demolition of buildings, and removal of trees and scrub, should be planned, if possible, to take place outside of the bird nesting season (March to early September inclusive). Where it is necessary to remove suitable nesting habitat during the bird nesting season (i.e. due to project programme timings), a nesting bird check will be conducted by an Ecological Clerk of Works (ECOW) to determine the presence or absence of nesting birds in the areas to be affected. If any active nests are detected, an appropriate protection area around the nest(s) will be established until it can be determined that the nest is longer active. This may require further visits by the ECOW to monitor the nest until all chicks have fledged (or the nest has otherwise failed).

A nesting bird check confirming absence will only remain valid for a few days and up to a maximum of one week (depending on the timing within the nesting season) as birds may commence nesting at any time during the breeding season and therefore potentially in the time between the survey and clearance taking place. As a result, several repetitions may be necessary at the different areas as the site clearance progresses.

To ensure opportunities for nesting Swift are maintained at the site, the proposals are to include **eight** specific new Swift boxes, including externally-mounted boxes at the refurbished Easton House and Coach House, and integrated boxes at the new buildings. Eight further general nest boxes are also to be provided to provide enhanced nesting opportunities for a range of species likely to be present in the local area. Refer to the appended Enhancement Plan for further details and box locations.

It is also important to ensure that nesting opportunities for Swift are maintained at all times during construction through the Swift breeding season (**late April to early September inclusive** (i.e. slightly later starting and finishing than the typical nesting season of March to August)). To achieve this, dependent on the project programme it may be necessary to erect the proposed externally-mounted boxes at Easton House and Coach House during the refurbishment works and construction of the new buildings where further integrated nest boxes are to be provided. If necessary, these externally mounted boxes could then be temporarily taken down or relocated if building works at these locations or immediate area are proposed, as long as this is conducted outside the nesting season or a nesting bird check by an ECoW has confirmed no active nest is present. The requirement is to ensure nesting opportunities for Swift are provided at all times during the April to September season only (i.e. there is no requirement to provide and maintain these features from October to March).

In summary, the following measures must be adhered to during the construction phase:

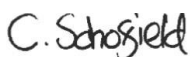
- Any building demolition or refurbishment works, or clearance of vegetation, should be planned where possible to take place outside of the nesting season of **March to early-September inclusive**;
- Where the project programme dictates these works need to take place during this nesting season, a nesting bird check will be conducted by an ECoW to determine the presence or absence of nesting birds in the areas to be affected (potentially leading to protection measures and delays where active nests are detected).
- Where proposals would result in access to existing suitable Swift nesting habitat at Easton House, Coach House and the former Mill being lost at any point during the March to early-September season, externally-mounted Swift boxes must be erected at suitable locations before the works commence to provide continued nesting potential. These boxes may need to be moved several times as works progress, but in no circumstances should a box with an active nest be moved (nest status to be determined by an ECoW).
- Redeveloped site to incorporate a total of **8 x** Swift boxes and **8 x** general nest boxes as shown on the appended Enhancement Plan, including a combination of integrated nest bricks and externally mounted boxes.

Conclusion

If the measures described in this document are implemented in full, no significant impacts on Swift as a result of the proposed construction activities are anticipated, and an enhancement of nesting opportunities at the site for this species and other nesting birds is to be provided.

I trust this satisfies your requirements, please let me know if you have any questions or queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Schofield'.

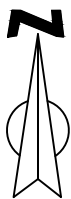
Chris Schofield – Senior Ecologist
Enzygo Ltd

Appendix: Biodiversity Enhancement Plan



Scale 1:1,000

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- Key**
-  **Swift Nest Boxes x 8**
 - Recommended box types Vivara Pro WoodStone Swift Nest Box x 3 and WoodStone Build-in Swift Nest Box x 5 (or similar as approved if not available)
 - Fix externally at the wall tops on existing buildings and integrated into the brickwork of new properties.
 - Avoid south-facing locations as shown.
 -  **General Bird Nest Boxes x 8**
 - Recommended box types Schwegler Type 24 Brick Nest Box x 6 and Vivara Pro Seville 32mm WoodStone Nest Box x 2 (or similar as approved if not available)
 - Fix externally at the wall tops on existing buildings and integrated into the brickwork of new properties.
 - Avoid south-facing locations as shown.
 -  **Bat Roost Boxes x 6**
 - Recommended box type Vivara Pro Build-in WoodStone Bat Box (or similar as approved if not available)
 - Integrated into the brickwork of new properties at the wall tops
 -  **Deadwood Hibernacula x 5 - informal**
deadwood piles created in the locations shown. At least 1m high by 2m wide



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT: Watson Construction		
SCALE: 1:1000@A3	PROJECT REF: MAN.1828.002	
DRAWN: SD	CHECKED: CS	DATE: March 2023
PROJECT: Land at Milltown, Glossop		
TITLE: Biodiversity Enhancement Plan		
DRAWING NO: MAN.1828.002.EC.D.004		