

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

For the attention of James Stannard

Your Ref: HPK/2023/0236

Our ref: DWTHPK702

10th October 2023

Dear James,

Proposal: Part conversion and extension of the former landscape depot into a 4-bedroom dwelling whilst retaining a section as a workshop along with a new boundary wall.

Location: Former Landscape Depot, Grinlow Road, Harpur Hill, Buxton, Derbyshire, SK17 6UJ

Application Ref No: HPK/2023/0236

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 Summary: No ecological constraints. Safeguarding and biodiversity enhancement conditions are recommended.

We have reviewed the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech, 2023). The report concludes that the existing depot has negligible potential to support roosting bats. We therefore advise that bats should not present a constraint on the proposed development.

Based on the proposals and information submitted, we advise that the applications is considered low impact and unlikely to have a substantive adverse effect on biodiversity. The existing site is predominately hardstanding and we therefore do not considered further ecological surveys or Biodiversity Net Gain assessment necessary or proportionate in this instance. However, the site is adjacent to woodland. Adjacent trees should be protected in line with British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).

The existing building has the potential to support nesting birds. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. We therefore recommend the below nesting bird condition is secured.

A sensitive lighting plan is recommended in order to safeguard nocturnal wildlife, including foraging bats. Furthermore, we recommend biodiversity enhancement measures to secure a net gain for biodiversity in line with the objectives listed within the National Planning Policy Framework 2023. Any soft landscaping should be secured through an appropriately worded landscape plan.

Recommendations

Nesting Birds

No 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. 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.

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). Such approved measures will be implemented in full.

Biodiversity Enhancement

Prior to the completion of development, the following biodiversity enhancement measures shall be implemented:

- 1x Woodcrete / Woodstone External Bat Box at eaves level
- 1x External Woodstone / Woodcrete Universal Nest Box at eaves level

Evidence that these measures have been implemented should be submitted to the Local Planning Authority for approval within one month of completion of development.

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.